
*This Instrument Prepared By,
And after recording return to:*
Vaughn McWilliams
2100 B Southbridge Parkway
Suite 240
Birmingham, Alabama 35209

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL BY THESE PRESENTS, THAT for and in consideration of the sum of One and No/100 Dollars (\$1.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, **DBI PROPERTIES – GREYSTONE, LLC**, a Florida limited liability company ("Grantor"), having an address of 3700 Cahaba Beach Rd #400, Birmingham, AL 35242, does by these presents grant, bargain, sell and convey unto **5412 REAL ESTATE LLC**, an Alabama limited liability company ("Grantee"), having an address of 9704 Clovercroft Rd., Nolensville, TN 37135, the following: (a) all that certain parcel or tract of land located in Shelby County, Alabama, more particularly described on Exhibit A attached hereto and made a part hereof (the "Land"), and (b) all improvements, buildings, structures and fixtures located on the Land, and (c) all rights, privileges, easements, hereditaments, and appurtenances pertaining to the foregoing (collectively, the "Property").

PROVIDED, HOWEVER, that this conveyance is expressly made subject to all those matters set forth on Exhibit B attached hereto and made a part hereof (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD unto the said Grantee and its successors and assigns, forever, subject to the Permitted Encumbrances.

AND the said Grantor does for itself and its successors and assigns covenant with the said Grantee that it will, and its successors and assigns shall, forever warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of any person claiming by, through or under Grantor, but none other.

[No further text on this page. Signature page follows.]

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be properly executed and delivered as of the 17th day of January, 2025.

GRANTOR:

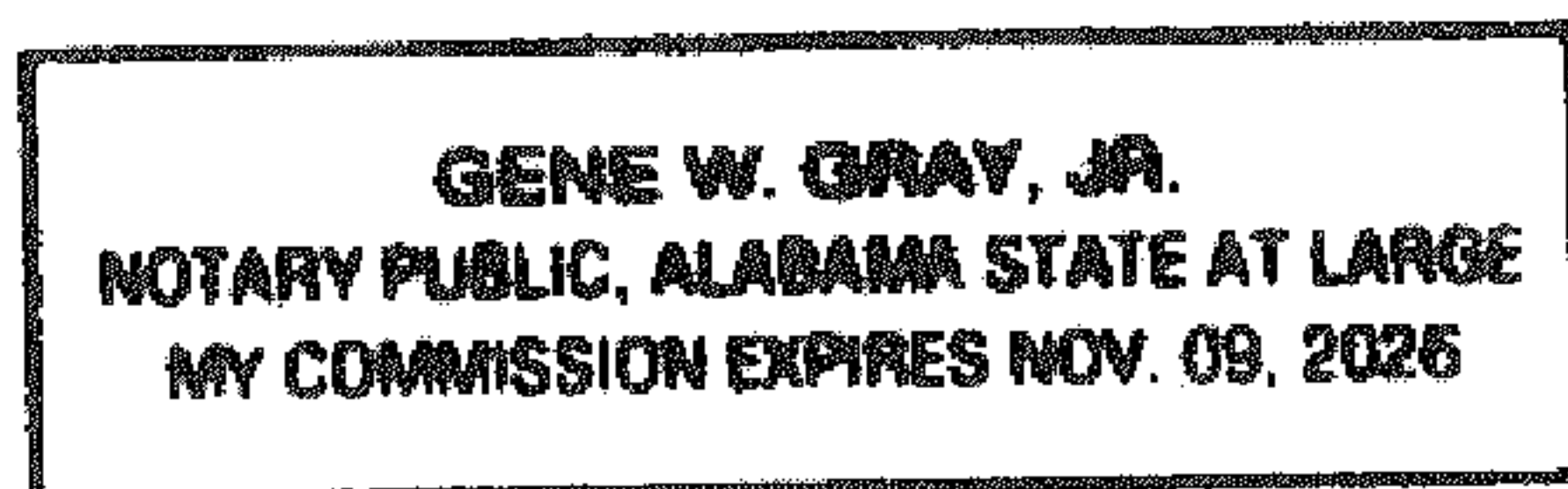
DBI PROPERTIES – GREYSTONE, LLC,
a Florida limited liability company

By: Joe Hawley
Name: Joe Hawley
Title: Vice President

STATE OF ALABAMA)
Jefferson COUNTY)

I, Gene W. Gray, Jr. a Notary Public, in and for said County, in said State, hereby certify that Joe Hawley, whose name as Vice President of DBI PROPERTIES – GREYSTONE, LLC, a Florida limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, she, as such Vice President and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 17 day of January, 2025.



[Signature]
NOTARY PUBLIC
My Commission Expires: 11-9-26

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 2 of American Family Care's Addition to Greystone Plat No. 1 as recorded in Map Book 60 Page 72 in the Office of the Judge of Probate Shelby County, Alabama.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.
- 2.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/31/2025 02:14:43 PM
 \$1349.50 JOANN
 20250131000031380

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name DBI Properties - Greystone, LLC
 Mailing Address 3700 Cahaba Beach Rd #400
 Birmingham, AL 35242

Grantee's Name 5412 Real Estate LLC
 Mailing Address 9704 Clovercroft Road
 Nolensville, TN 37135

Property Address 5412 Highway 280
 Birmingham, Alabama 35242

Date of Sale 1/21/25
 Total Purchase Price \$ 2,700,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

- ☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/21/25

Print Joe Hawley

Unattested

Sign Joe Hawley

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1