

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
OMEGA ADVISORS, INC.

4320 EAGLE POINT PARKWAY
BIRMINGHAM , AL 35242

CORPORATION FORM WARRANTY

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Nine Hundred Sixty Thousand and 00/100 Dollars (\$960,000.00)* to the undersigned Grantor, MW PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, BY ITS AUTHORIZED MEMBER, ROGER MEANS (hereinafter referred to as Grantor, whose mailing address is 4320 EAGLE POINT PARKWAY , BIRMINGHAM , AL 35242), in hand paid by the Grantee herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto OMEGA ADVISORS, INC., A NEVADA CORPORATION (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING
COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Lot C-5A, according to the Survey of Resubdivision of Lot C-5 of Eagle Point, First Sector, Phase II, as recorded in Map Book 27, Page 120, in the Probate Office of Shelby County, Alabama.

Property address: 4320 EAGLE POINT PARKWAY , BIRMINGHAM , AL 35242

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Covenants, reservations and agreements as set out in instrument recorded in Deed Book 290, Page 842, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Deed Book 206, Page 448, in the Probate Office of Shelby County, Alabama.
6. Restrictions and covenants appearing of record in Instrument 1996-13016, in the Probate Office of Shelby County, Alabama.
7. Rights of way, easements and permits granted Alabama Power Company recorded in Deed Book 111, Page 408; Instrument 2002-18708, in the Probate Office of Shelby County, Alabama.

8. Right of Way granted to Shelby County as recorded in Deed Book 135, Page 53 and Deed Book 278, Page 893, in the Probate Office of Shelby County, Alabama.
9. Notice of Availability of Sanitary Sewer Service by SWWC Utilities as recorded in Instrument 20131204000469380, in the Probate Office of Shelby County, Alabama.
10. Lease to Scout Communications as referenced in SNDA recorded in Instrument# 20040105000007590, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD and said Grantor, for said Grantor, its successors, assigns, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and its successors, assigns, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 31st day of January, 2025.

MW PROPERTIES, LLC

By: 

ROGER MEANS,

AUTHORIZED MEMBER

Its: AUTHORIZED MEMBER

STATE OF ALABAMA

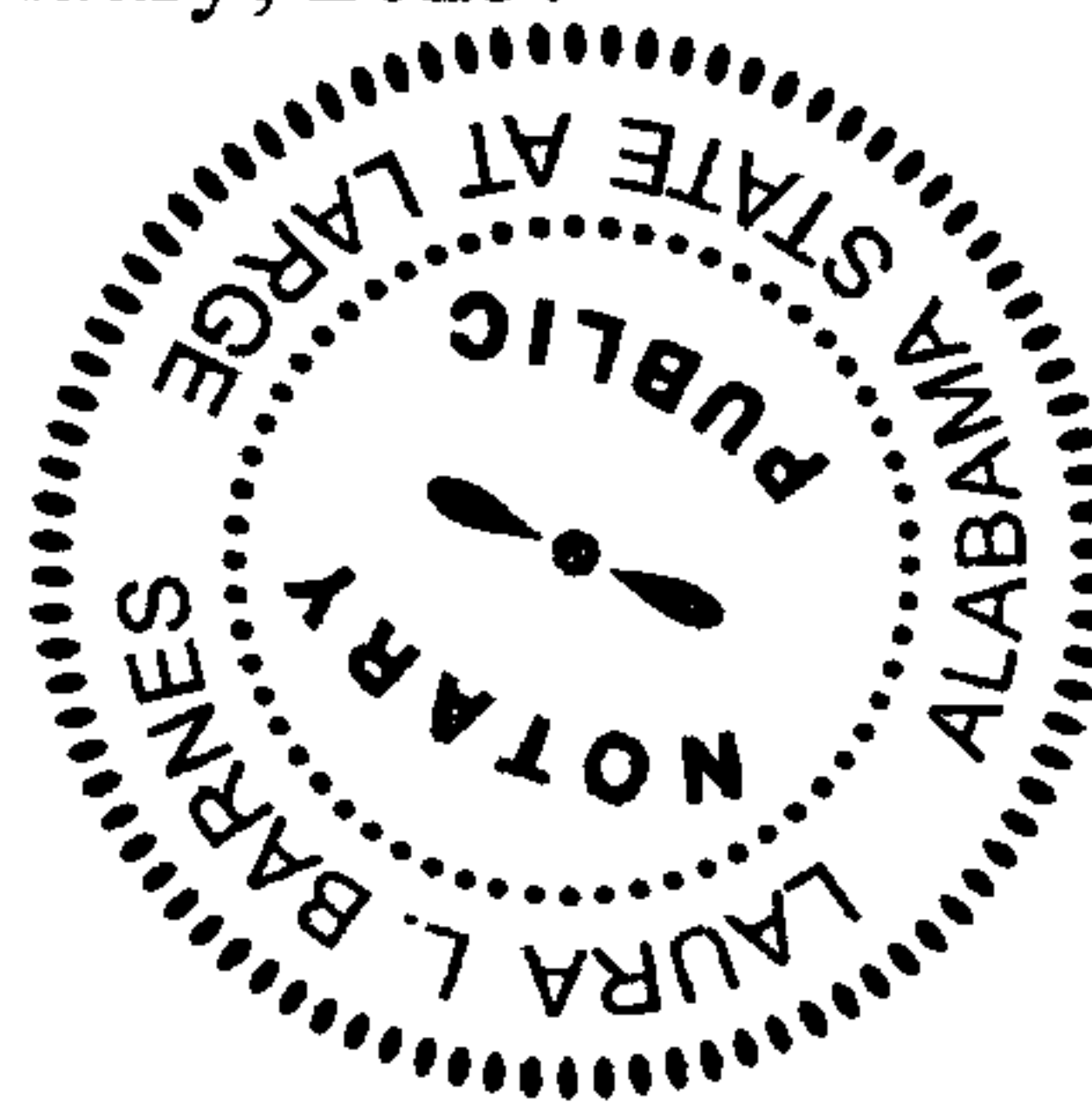
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROGER MEANS, whose name as AUTHORIZED MEMBER of MW PROPERTIES, LLC, 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 the conveyance, ROGER MEANS, AUTHORIZED MEMBER, in his/her capacity as such officer and with full authority, executed the same voluntarily for and as the act of said MW PROPERTIES, LLC on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025.


NOTARY PUBLIC

My Commission Expires: 3/11/28



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	MW PROPERTIES, LLC	Grantee's Name:	OMEGA ADVISORS INC
Mailing Address:	4320 EAGLE POINT PARKWAY BIRMINGHAM, AL 35242	Mailing Address:	4320 EAGLE POINT PARKWAY BIRMINGHAM, AL 35242
Property Address:	4320 EAGLE POINT PARKWAY BIRMINGHAM, AL 35242	Date of Sales	January 31st, 2025
		Total Purchase Price:	(\$960,000.00)

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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>X</u> _____ Closing Statement	

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: January 31st, 2025Print Laura L. Barnes_____
Unattested

Sign

(verified by)_____
(Grantor/Grantee/Owner/Agent) **circle one**

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2025 09:10:25 AM
\$260.00 PAYGE
20250203000031910

Allen S. Byrd