

SEND TAX NOTICE TO:

Aviator Holdings LLC
PO BOX 845
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Oak Mountain Business Park, LLC, an Alabama Limited Liability Company**, whose address is 100 Applegate Circle, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Aviator Holdings LLC**, whose address is 2050 Oak Mountain Drive, Suite 3, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Aviator Holdings LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 1, according to the map of Applegate Trace Sector Two, as recorded in Map Book 60, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to:

Current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

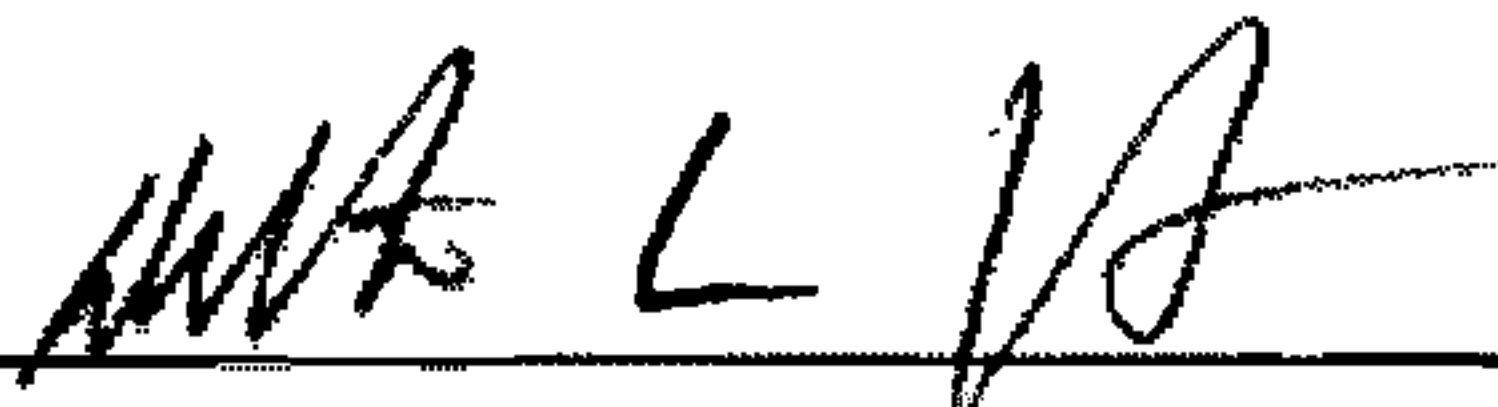
Mining and mineral rights not owned by Grantor.

Subject to a third-party mortgage in the amount of \$135,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's successors and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of February, 2025.

Oak Mountain Business Park, LLC, an Alabama Limited Liability Company

By: 
Delton L. Clayton, Manager

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Delton L. Clayton**, whose name as **Manager of Oak Mountain Business Park, LLC, an Alabama Limited Liability Company**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, as such **Manager** and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

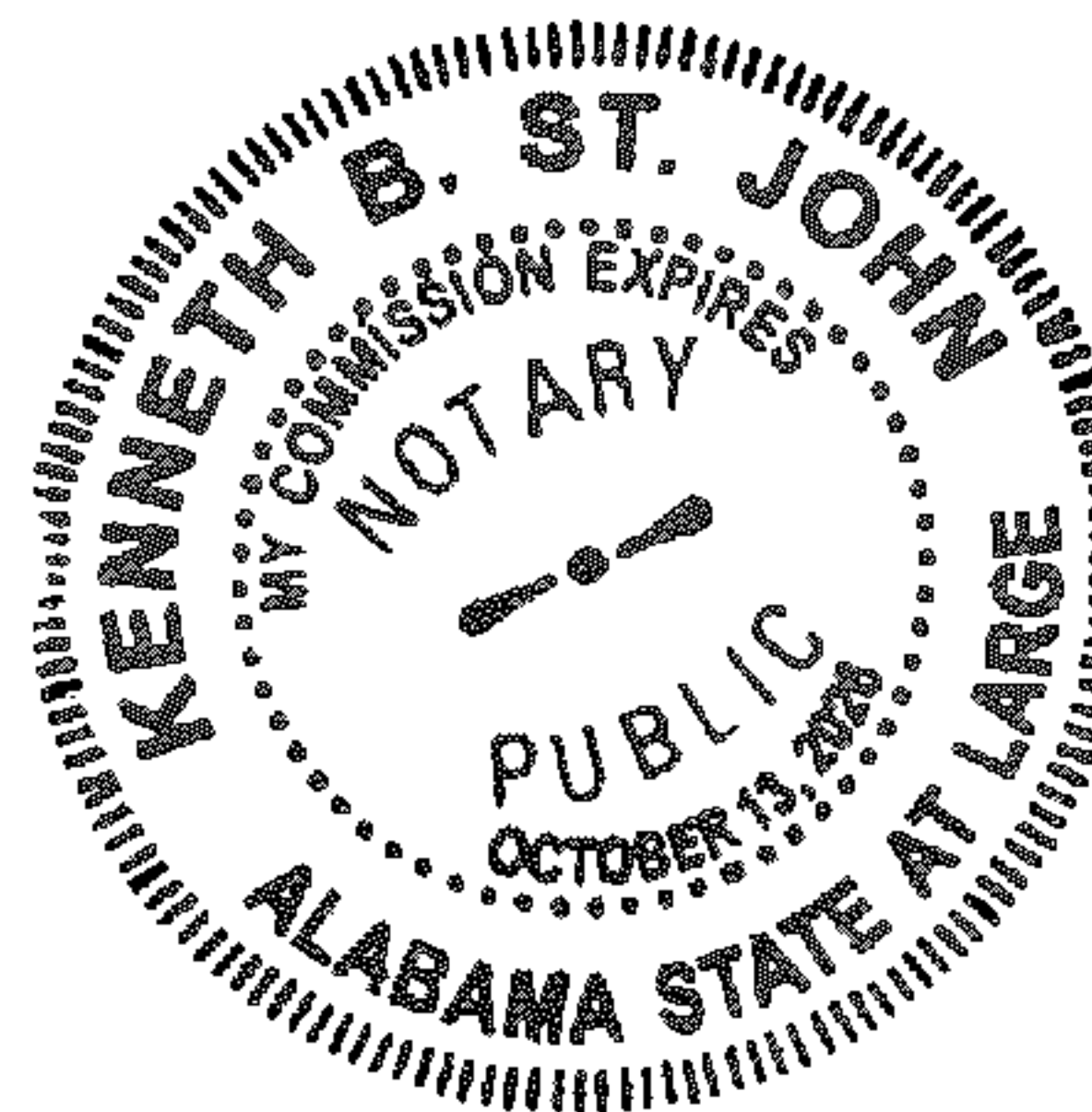
Given under my hand and official seal this 20th day of February, 2025.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



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

Grantor's Name	<u>Oak Mountain Business Park, LLC</u>	Grantee's Name	<u>Aviator Holdings LLC</u>
Mailing Address	<u>100 Applegate Circle</u>	Mailing Address	<u>2050 Oak Mountain Drive</u>
	<u>Pelham, AL 35124</u>		<u>Suite 3</u>
			<u>Pelham, AL 35124</u>
Property Address	<u>TBD on Applegate Trace</u>	Date of Sale	<u>February 20, 2025</u>
	<u>Pelham, AL 35124</u>	Total Purchase Price	<u>\$ 150,000.00</u>
	<u>Lot 1 Applegate Trace Sector Two</u>		<u>or</u>
	<u>Map Book 60, Page 79</u>	Actual Value	<u>\$</u>
		<u>or</u>	
		Assessor's Market Value	<u>\$</u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> </u> Other
<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 02/20/2025

Print Hyland Wehunt

 Unattested

Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2025 08:16:24 AM
\$43.00 JOANN
20250221000050880

Allen S. Bayl