

**A portion of the Total Purchase Price has been paid out of the proceeds of a purchase money mortgage recorded simultaneously herewith securing the principal amount of \$585,000.00 upon which Mortgage Recording Tax has been paid in full.**

This instrument prepared by:

Send Tax Notices To:

Michael J. Brandt  
Wallace, Jordan, Ratliff & Brandt, L.L.C.  
800 Shades Creek Parkway, Suite 400  
Birmingham, Alabama 35209

Little Beach Cottage, LLC  
621 E. Monroe Ave  
Kirkwood, Missouri 63122  
Attn: Stephanie Russell

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA        )**

**SHELBY COUNTY            )**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of the sum of One Million Eight Hundred Thirty-Three Thousand Three Hundred Thirty-Three and No/100 DOLLARS (\$1,833,333.00) and other good and valuable consideration to the undersigned grantor, **BAMA 1-RE, LLC**, a Kansas limited liability company (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **LITTLE BEACH COTTAGE, LLC**, a Missouri limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Lot 4A, according to Freddy's Lee Branch Resurvey, being a resurvey of Lots 4 and 5, according to the survey of The Village at Lee Branch Sector 1 – Phase 2, as recorded in Map Book 45, Page 42, in the Probate Office of Shelby County, Alabama.

Parcel II:

Together with ingress and egress rights for the benefit of Parcel I as created by that certain Declaration of Easement and Restrictions dated May 26, 2004 recorded in Instrument No. 20040601000288850 on June 1, 2004 over, under and across the property described therein.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
BAMA 1-RE, LLC	Little Beach Cottage, LLC
P.O. Box 712	621 E. Monroe Ave
McPherson, KS 67460	Kirkwood, Missouri 63122

Property Address:	301 Doug Baker Boulevard, Birmingham, AL 35242
Tax Parcel ID:	09-3-05-0-001-030.014
Date of Sale:	February 28, 2025
Actual Value:	\$1,833,333.00
The Purchase Price can be verified in:	Closing Statement

**Subject to:**

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on and under the Land.
3. Easements, building setback lines, restrictions, and other matters as shown on record plat of subdivision recorded in Map Book 45, Page 42.
4. Declaration of Easement and Restrictions recorded in Instrument 20040601000288850, as amended by Amendment No. 1 to Declaration recorded in Instrument 20040624000345520; Amendment No. 2 to Declaration recorded in Instrument 20120511000165500; Amendment No. 3 to Declaration recorded in Instrument 20140127000026530; Amendment No. 4 to Declaration recorded in Instrument 20141014000323410; Amendment No. 5 to Declaration recorded in Instrument 20230615000179570; and Amendment No. 6 to Declaration recorded in Instrument 20231113000331750.
5. Declaration of Limited Use Restrictions recorded in Instrument 20070702000309430.
7. Agreement of Covenants, Conditions and Restrictions and Grant of Easements recorded in Instrument 20040624000345530, as amended by First Amendment to Agreement recorded in Instrument 20130913000372210 and Second Amendment to Agreement recorded in Instrument 20240716000215460.
8. Declaration of Restrictions recorded in Instrument 20040715000391630.
9. Cost-Sharing Agreement by and between Pera Lee Branch, Inc., a Colorado corporation, and Rushmore Lee Branch, LLC, an Illinois limited liability company, recorded in Instrument 20140917000291230.
10. Rights-of-way granted to Alabama Power Company by instrument(s) recorded in Deed Book 109, Page 496; Deed Book 109, Page 497; Deed Book 185, Page 132; and Instrument 20040312000127270.

11. Exclusive use restrictions as set forth in that certain Memorandum of Lease by and between AIG Baker Brookstone, L.L.C., a Delaware limited liability company, and Publix Alabama, LLC, an Alabama limited liability company, recorded in Instrument 20020729000351020, as amended by First Amendment to Memorandum recorded in Instrument 20020826000405690; Second Amendment to Memorandum recorded in Instrument 20040622000339810; and Third Amendment to Memorandum recorded in Instrument 20070306000099750.
12. Terms and conditions of that certain Consent to Settlement Decree recorded under Instrument 20030904000588990 and Instrument 20030210000079290.
13. Memorandum of Lease by and between AIG Baker East Village, L.L.C., a Delaware limited liability company, Landlord, and Rave Motion Pictures Birmingham III, LLC, a Delaware limited liability company, recorded in Instrument 20040422000207060; provided, however the only restriction imposed on the subject property by the Memorandum of Lease is that the property cannot be used or the operation of a theater or auditorium for the presentation of motion pictures or technological successors thereof.

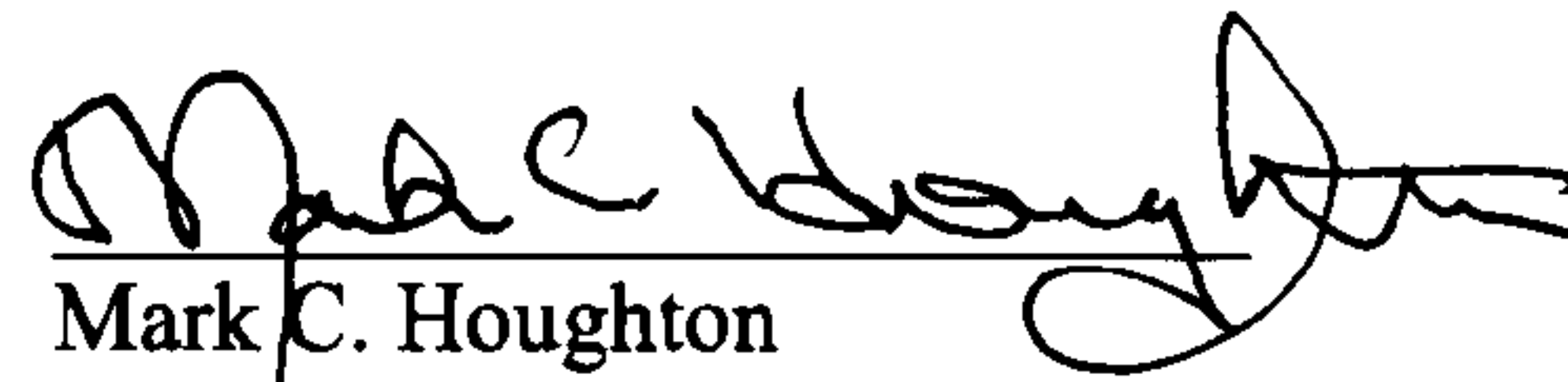
**TO HAVE AND TO HOLD** the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

*[Signature on following page.]*

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto  
set their signatures as the act of such GRANTOR, this the 25<sup>th</sup> day of February, 2025.  
\*To be effective as of February 28, 2025.

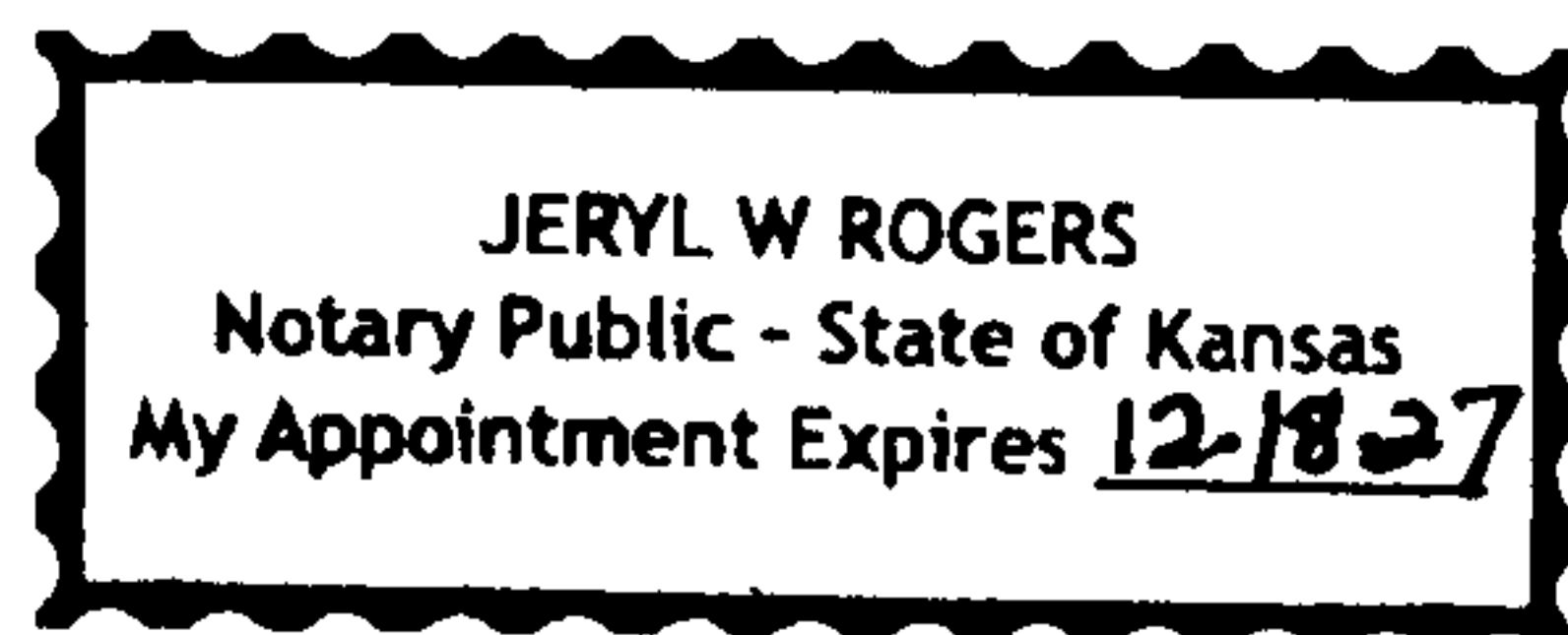
**BAMA 1-RE, LLC,**  
a Kansas limited liability company

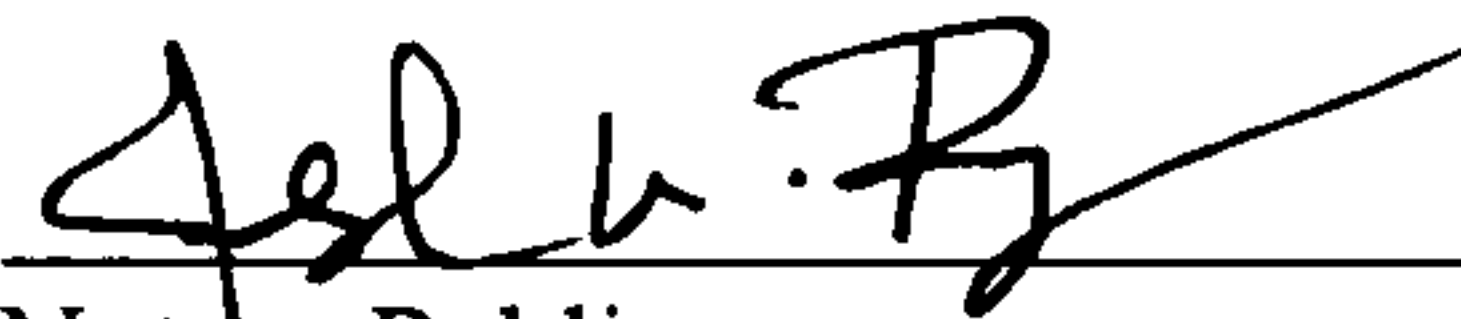
By:   
Mark C. Houghton  
Its Operating Manager

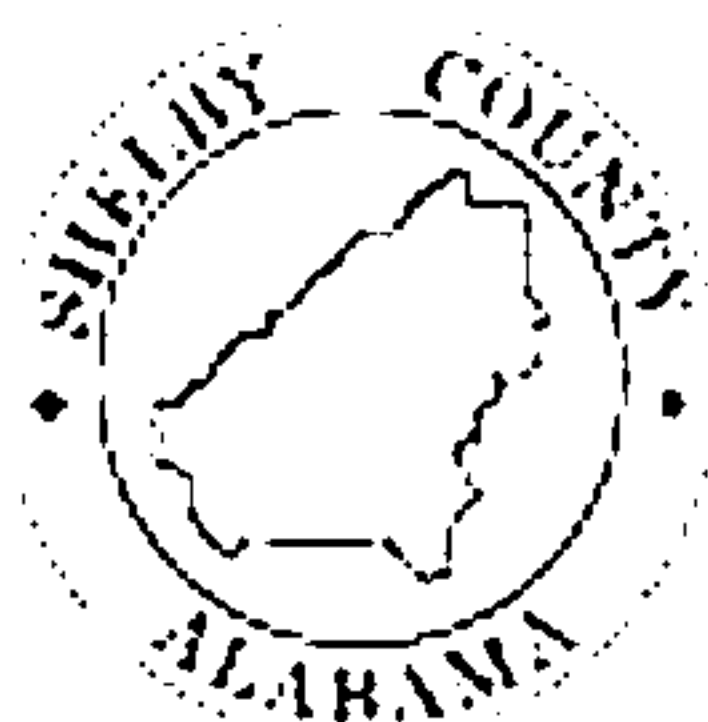
STATE OF KANSAS  
COUNTY OF MCPHERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify  
that Mark C. Houghton, whose name as Operating Manager of BAMA 1-RE, LLC, is signed to  
the foregoing instrument, and who is known to me, acknowledged before me on this day, that  
being informed of the contents thereof, he, as such Operating Manager and with full authority,  
executed the same voluntarily for and as the act of said company.

Witness my hand and official seal this 25<sup>th</sup> day of February, 2025.



  
Notary Public  
Printed Name: Jeryl W. Rogers  
My commission expires: 12-18-27



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/03/2025 01:06:59 PM  
\$1282.50 BRITTANI  
20250303000062630

Allen S. Bayl