

SEND TAX NOTICE TO:

Bowtie Holdings, LLC
1100 Corporate Drive, Suite 210
Birmingham AL 35242

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 **THREE HUNDRED THOUSAND AND 00/100 (\$300,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, in hand paid to the undersigned, **LJ White Investments, LLC, an Alabama Limited Liability Company**, whose address is 72 Nolen St, Birmingham AL 35242 (hereinafter "Grantor", whether one or more), by **Bowtie Holdings, LLC, an Alabama Limited Liability Company**, whose address is 1100 Corporate Drive Suite 210 Birmingham AL 35242 (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 **Bowtie Holdings, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is 0 Bowling Drive, Birmingham, AL 35242, to-wit:

From the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 1 West, run North along the West boundary of said 1/4 - 1/4 a distance of 675.0 feet to the point of beginning; thence continue in a straight line a distance of 264.0 feet; thence right 89 degrees 11 minutes a distance of 330.0 feet; thence right 90 degrees 48 minutes a distance of 264.0 feet; thence right 89 degrees 11 minutes a distance of 330.0 feet to the point of beginning.

Together with the following easements for the purpose of ingress, egress and utilities, being more particularly described as follows:

Easement "A": A multi-width wide non-exclusive easement for the purpose of ingress, egress and utilities located in the Southeast 1/4 of the Northeast 1/4 and a portion also located in the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, along the following described description and being more particularly described as follows: Commence at the Southwest corner of Southeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 1 West; thence in a Southerly direction along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section, a distance of 30 feet; thence 90 degrees 27 minutes 53 seconds left, in an Easterly direction, a distance of 15 feet to the point of beginning of a 22.5 foot non-exclusive ingress, egress and utility easement, lying 7.5 feet to the East and 15 feet to the West side of the following described line; thence 89 degrees 32 minutes 07 seconds Left in a Northerly direction and parallel to the West line of the Southeast 1/4 of the Northeast 1/4 and along the centerline of an existing -driveway, a distance of 84.68 feet to the end of said 22.5 foot easement; thence continue along the last described course, the easement now lying 7.5 feet each side of the following described line and along the center line of centerline of an existing driveway a distance of 341.66 feet to the Northern boundary line of the point at Oak Mountain Apartment Homes owned by Waypoint Stonecrest Owner, LLC and recorded in Instrument #2015102800037550 in the Probate Office of Shelby County, Alabama, said point being the point of termination and the end of said easement.

Also, Easement "B": A 15 foot wide non-exclusive easement for the purpose of ingress, egress and utility located in the Southeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 1 West, Shelby County, Alabama, lying 7.5 feet each side and parallel to the following described description and being more particularly described as follows: Commence at the Southwest corner of Southeast 1/4 of the Northeast 1/4 of Section 5, Township 19 South, Range 1 West; thence in a Southerly direction along the

West line of the Northeast 1/4 of the Southeast 1/4 of said Section, a distance of 30 feet; thence 90 degrees 27 minutes 53 seconds left, in an Easterly direction, a distance of 15 feet; thence 89 degrees 32 minutes 07 seconds Left, in a Northerly direction and parallel to the West line of the Southeast 1/4 of the Northeast 1/4 a distance of 426.34 feet to the Northern boundary line of the point at Oak Mountain Apartment Homes, said property owned by Waypoint Stonecrest Owner, LLC and recorded in Instrument #2015102800037550 in the Probate Office of Shelby County, Alabama, said point being the point of beginning of a 15 foot non-exclusive ingress, egress and utility easement, lying 7.5 feet each side of the following described line; thence continue along the last described course and parallel to the West line of the Southeast 1/4 of the Northeast 1/4 and along the centerline of an existing driveway a distance of 278.91 feet to the Southerly boundary line of that certain property owned by LJ White Investment, LLC recorded in Instrument #20120912000346240. Said point being the point of termination and the end of said easement.

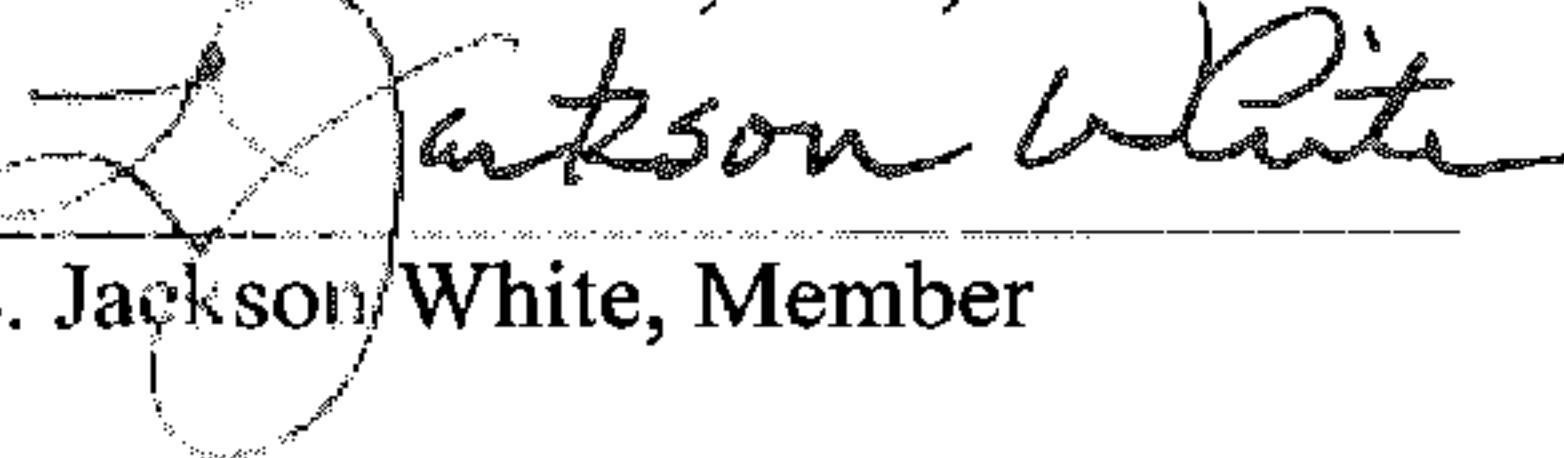
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators 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 heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, LJ White Investments, LLC, an Alabama Limited Liability Company, by , as its , who is authorized to execute this conveyance, has caused this conveyance to be executed on this 8th day of April, 2025.

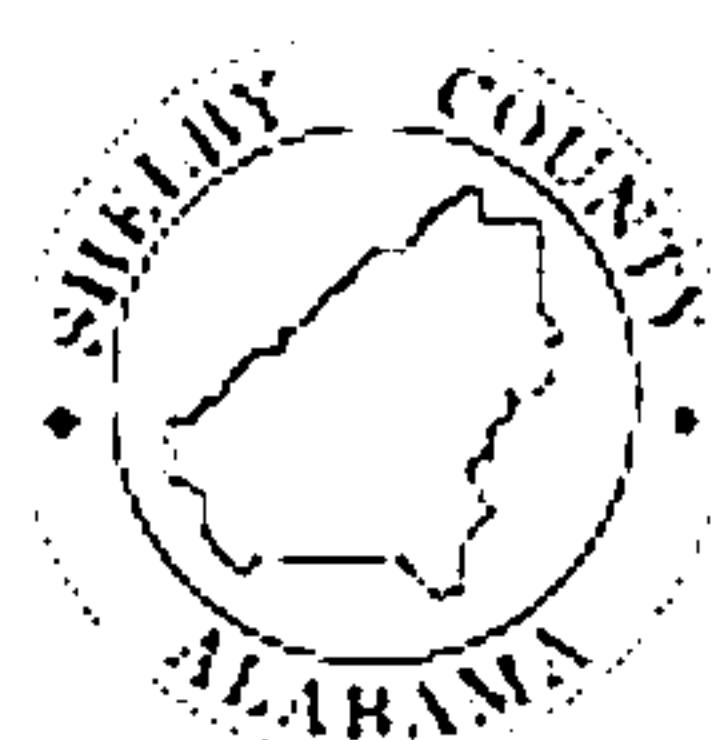
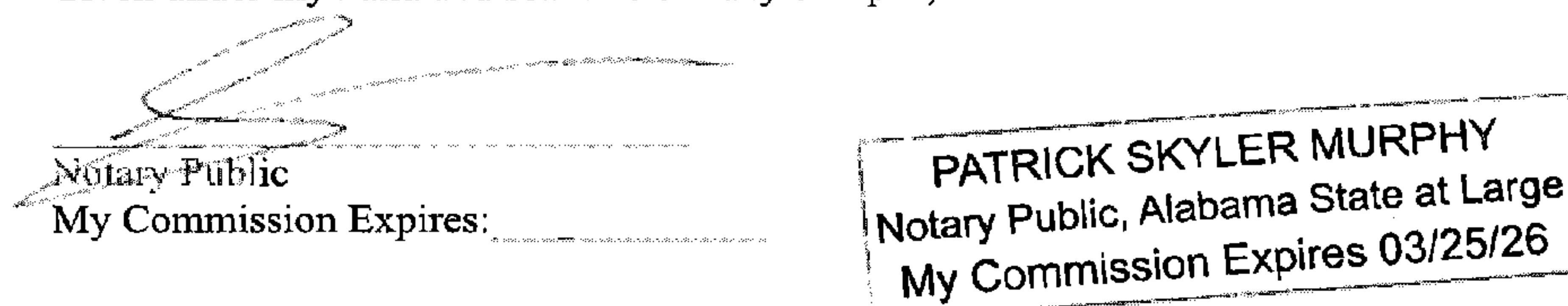
LJ White Investments, LLC, an Alabama Limited Liability Company

By: 
L. Jackson White, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The undersigned , a Notary Public, in and for said County in said State, hereby certify that L. Jackson White, Member of LJ White Investments, LLC whose name as Member of LJ White Investments, LLC, a AL 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 8th day of April, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/09/2025 12:29:55 PM
\$325.00 BRITTANI
20250409000105520

Allie S. Boyd