

State of Alabama)
County of Shelby)

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of forty eight thousand five hundred eighty eight and 10/100 Dollars (\$48,588.10) being the high bid at auction, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, KMST, LLC an Alabama limited liability company (**Grantor**) whose address is 2699 Hay Creek Road, Birdsboro, Pennsylvania 19508 does grant, bargain, sell and convey unto HJB PARTNERS, LLC (**Grantee**) whose address is 300 Manhattan Lakes, Columbiana, Alabama 35051 the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, according to the Map and Survey of KMST, LLC Addition to Pelham, as recorded in Map Book 57, Page 51 in the Probate Office of Shelby County, Alabama. aka 4071 Highway 11, Pelham, Alabama 35124

Subject to:

Ad valorem taxes due October 1, 2025.

Minerals and mining rights not owned by Grantor.

Matters as shown on a current survey.

Building set back line(s), easement(s) and restrictions as shown by record plat.

Easement to Colonial Pipe Line Company as recorded in Deed Book 221, Pages 758, 760 and 762 and Deed Book 269, Page 531.

Easement to Plantation Pipe Line Company as recorded in Deed Book 138, Page 541 and Deed Book 254, Pages 517 and 519.

Rights of others in and to the use of that easement recorded in Deed Book 346, Page 485.

Transmission line permit to Alabama Power Company as recorded in Deed Book 127, Page 399.


Easement to Shelby County as recorded in Deed Book 180, Page 586.

TO HAVE AND TO HOLD unto the said GRANTEE its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 2nd day of April, 2025.

KMST, LLC

An Alabama limited Liability Company


TRACIE T. WANG
Its Manager

Acknowledgment on following page

State of Pennsylvania

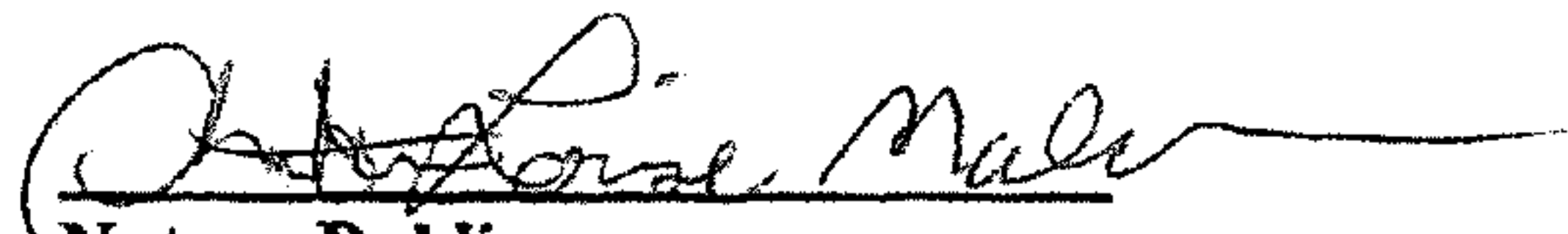
County of Berks _____

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Tracie T. Wang whose name as the Manager of KMST, 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 said conveyance, she as said Manager and with full authority executed the same voluntarily for and as the act of said limited liability company on the day the same bares date.

Given under my hand and official seal of office this 2 day of April, 2025.

MUST AFFIX SEAL

Commonwealth of Pennsylvania - Notary Seal
CHRISTINE LOUISE MALCOM - Notary Public
Berks County
My Commission Expires November 8, 2027
Commission Number 1265359


Notary Public
Commission Expires:

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
File 225080

Send Tax Notice To:
HJB PARTNERS, LLC
300 MANHATTAN LAKES
COLUMBIANA, ALABAMA 35051

ID#14-4-20-2-002-004.000

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

Grantor's Name KMST, LLC
 Mailing Address 2699 HAY CREEK ROAD
BIRDSBORO, PA 19508

Grantee's Name HJB PARTNERS, LLC
 Mailing Address
300 MANHATTEN LAKES
COLUMBIANA, AL 35051

Property Address 4071 HIGHWAY 11
PELHAM, AL 35124

Date of Sale 04/09/2025

Total Purchase Price \$ 48,588.10

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 4/9/25

Print GENE W. GRAY, JR.

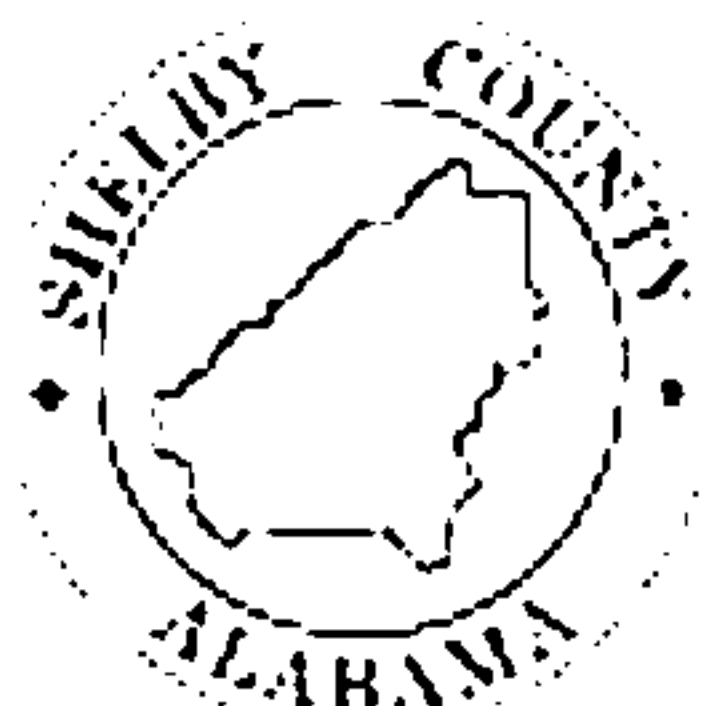
☐ Unattested

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
 04/09/2025 12:36:36 PM
 \$77.00 BRITTANI
 20250409000105540

Allen S. Bayl