

This Instrument Prepared By:

W. Clark Watson
Balch & Bingham LLP
Post Office Box 306
Birmingham, Alabama 35201

Send tax notice to:

Anderson Group, L.L.C.
1817 Mission Road
Birmingham, Alabama 35216
(205) 778-8601

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS STATUTORY WARRANTY DEED is executed and delivered on April ~~7~~, 2025, by CHARLES REYNOLDS ANDERSON IV (hereinafter referred to as “Grantor”), to ANDERSON GROUP, LLC, an Alabama limited liability company (hereinafter referred to as “Grantee”).

WHEREAS, Grantor desires to convey to Grantee, and Grantee desires to acquire from Grantor, certain real property in Shelby County, Alabama that is more particularly described below.

NOW THEREFORE, in consideration of the foregoing recitals, Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby bargain, sell, and convey unto Grantee the real property situated in Shelby County, Alabama referred to herein as the “Property” and more particularly described as follows:

Lots 13 and 14, in Block 1, according to the Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama. Less and except the right of way of U.S. Highway 31.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding such property.

SUBJECT, HOWEVER, to the following:

1. Taxes for the year 2025 and subsequent years, a lien not yet due and payable; and
2. Title to all mineral rights within and underlying the Property, together with all mining rights and other rights, privileges, and immunities relating thereto; and

3. Lease dated February 1, 2024, in favor of Tracy Daniel Salon 5 LLC,
as Tenant.

TO HAVE AND TO HOLD the Property with all and singular the rights privileges, tenements, appurtenances, and improvements unto Grantee, and Grantee's heirs, successors, successors, and assigns, all and singular, shall forever warrant title to the Property and defend the Grantee and his heirs, representatives, successors, and assigns, against all challenges and claims against every person or entity claiming by, through or under Grantor, but not otherwise.

The Property is not a part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Sections 6-10-2 and -3 (1975) as amended.

IN WITNESS WHEREOF, Grantor has set his hand and seal as of the date first set forth above.

GRANTOR:


CHARLES REYNOLDS ANDERSON IV

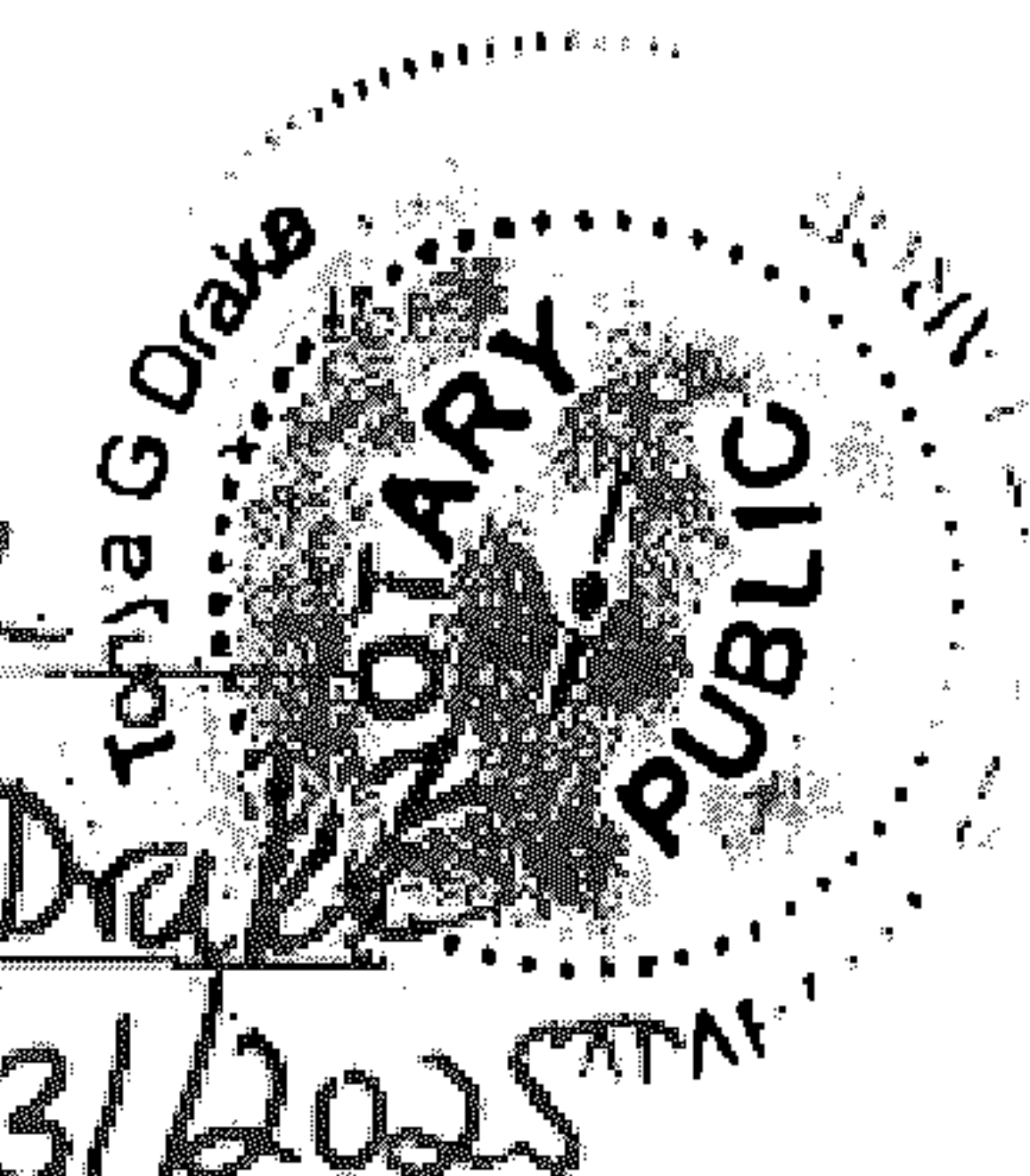
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county and state, hereby certify that Charles Reynolds Anderson IV, an individual, 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, he executed the same on the day the same bears date.

Given under my hand and official seal this 7th day of April 2025.


Notary Public
Print Name: Tonya G. Drake
My commission expires: 8/3/2025



[SEAL]

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>Charles Reynolds Anderson IV</u>	Grantee's Name	<u>Anderson Group, LLC</u>
Mailing Address	<u>1817 Mission Road</u>	Mailing Address	<u>1817 Mission Road</u>
	<u>Vestavia Hills, AL 35216</u>		<u>Vestavia Hills, AL 35216</u>
Property Address	<u>217 1st Street North</u>	Date of Sale	
	<u>Alabaster, AL 35007</u>	Total Purchase Price	\$ <u> </u>
		or	
		Actual Value	\$ <u> </u>
		or	
		Assessor's Market Value	\$ <u>432,930.00</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)

☐ Bill of Sale	☐ Appraisal
☐ Sales Contract	☒ Other Tax Assessor's Office
☐ 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 04-09-2025 Print Charles Reynolds Anderson, IV

Unattested [Signature] Sign [Signature]

(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 02:09:48 PM
 \$461.00 JOANN
 20250409000105730

Allen S. Bayl