

WARRANTY DEED

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Clarity Investments, LLC
2491 Pelham Parkway,
Pelham, AL 35124

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Million Two Hundred Fifty Thousand and 00/100 Dollars (\$1,250,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **H & H LEASING, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **CLARITY INVESTMENTS, LLC**, (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

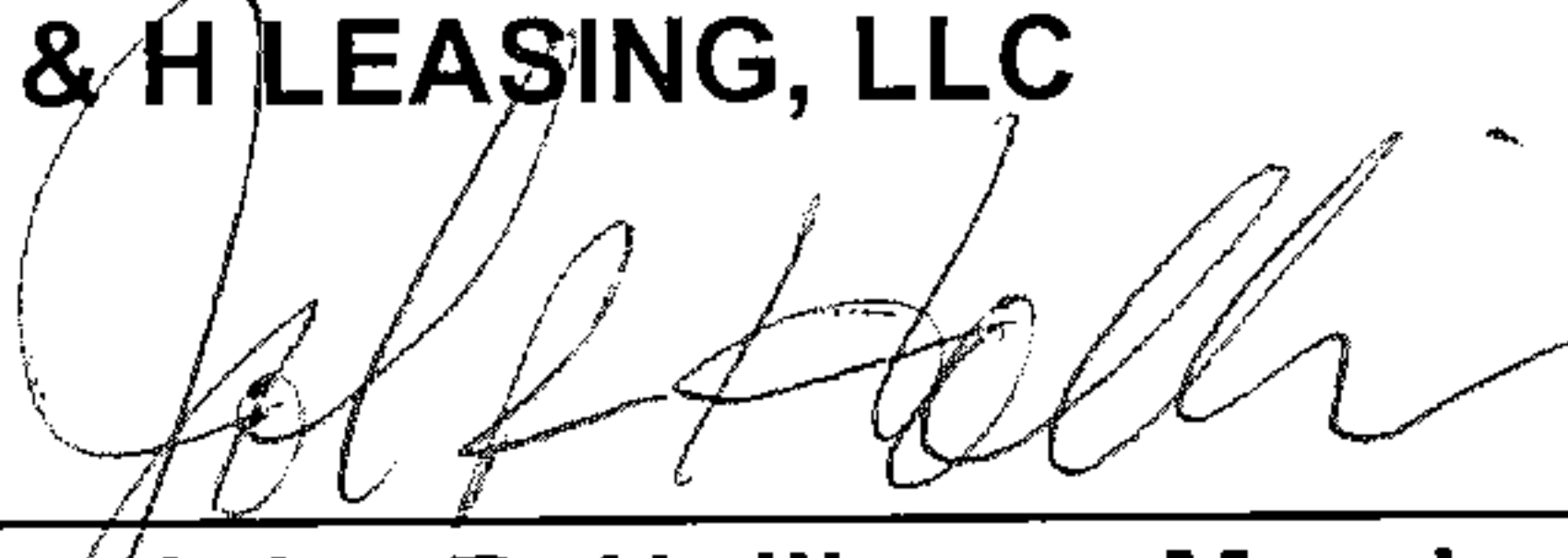
\$1,894,500.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

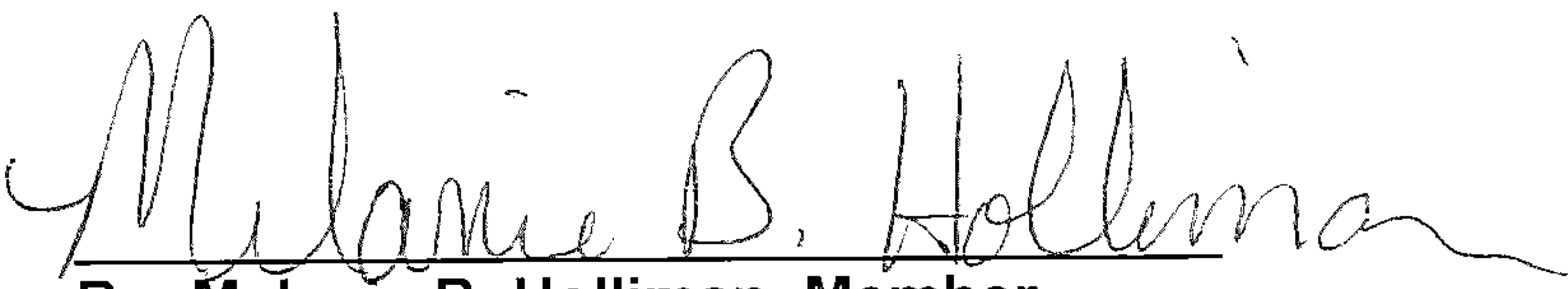
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

And the Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by the undersigned, who are authorized to execute this conveyance, has hereunto set its signature and seal this 1st day of April, 2025.

H & H LEASING, LLC


By: John R. Holliman, Member

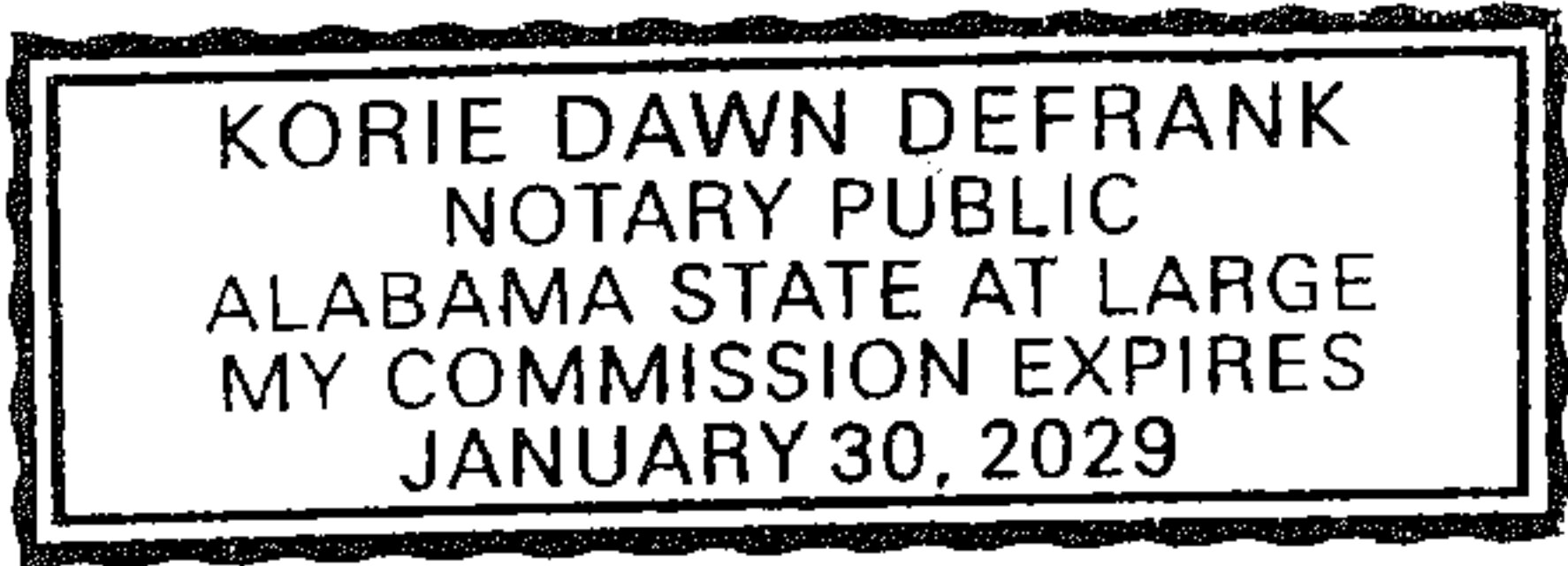

By: Melanie B. Holliman, Member

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John R. Holliman and Melanie B. Holliman**, whose names as **Member of H & H Leasing, LLC**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 1st day of April, 2025.



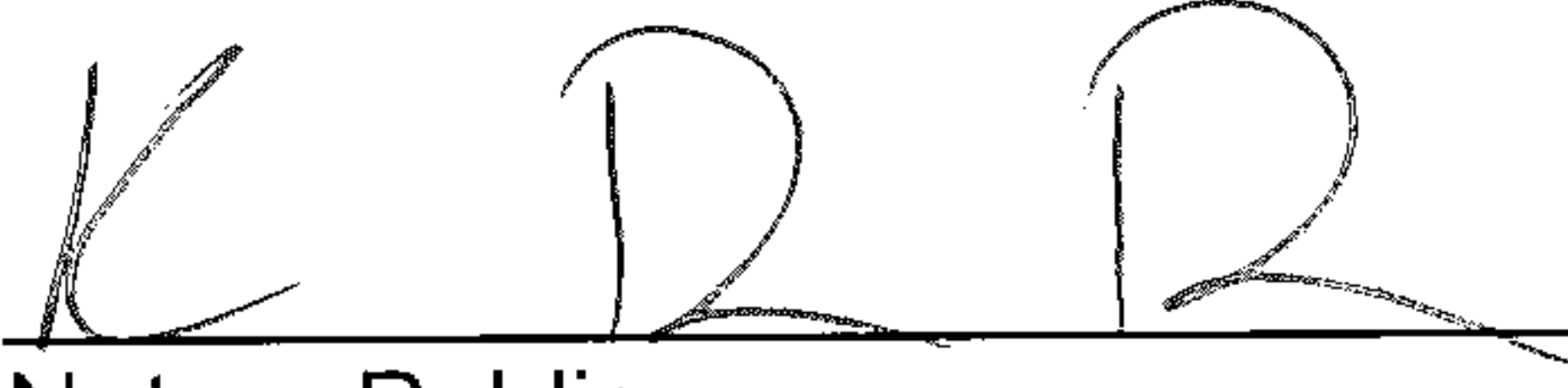

Notary Public
My Commission Expires: 01/30/2029

EXHIBIT "A"

Parcel I:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 1 inch crimp iron pin being the locally accepted Southeast corner of said of Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ run in a Westerly direction along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 645.53 feet to an existing iron rebar set by Laurence D. Weygand and being the point of beginning; thence continue in a Westerly direction along last mentioned course for a distance of 192.46 feet to an existing 1 inch crimp iron pin being on the East right of way line of U. S. Highway No. 31; thence turn an angle to the right of 115 degrees 17 minutes and run in a Northeasterly direction along the East right of way line of said U. S. Highway No. 31 for a distance of 280.84 feet to an existing iron rebar marking a point of intersection with the Southerly right of way line of Meadowview Lane right of way being curved and said curve being concaved in a Northerly direction having a central angle of 24 degrees 04 minutes 55 seconds and radius 261.0 feet thence turn an angle to the right (78 degrees 14 minutes 11 seconds to the chord of said curve) and run in an Easterly direction along the South right of way line of said Meadowview Lane for a distance of 109.70 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right (80 degrees 40 minutes 07 seconds from the chord of last mentioned curve) and run in a Southerly direction 184.42 more or less to the point of beginning.

Parcel II:

Part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 1 inch crimp iron pin being the locally accepted SE corner of said SW $\frac{1}{4}$ of NW $\frac{1}{4}$ run in a Westerly direction along the south line of said $\frac{1}{4}$ $\frac{1}{4}$ section for distance of 539.49 feet to an existing 1 inch crimp iron pin and being the point of beginning; thence continue in a westerly direction along the south line of $\frac{1}{4}$ $\frac{1}{4}$ section for distance of 106.04 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 93 degrees 47 minutes 12 seconds and run in a northerly direction for a distance of 184.42 feet for a distance of 184.42 feet to an existing iron rebar set by Laurence D. Weygand and being on the south right of way line of Meadowview Lane, said right of way line being on a curve, said curve being concave in a northerly direction and having a central angle of 12 degrees 1 minutes 58 seconds and a radius of 261.0 feet; thence turn an angle to the right (81 degrees 16 minutes 26 feet to the chord of said curve) and run in an easterly and northeasterly direction along the arc of said curve for a distance of 54.81 feet to an existing # 3 iron rebar; thence turn an angle to the right (83 degrees 09 minutes 45 seconds from the chord of last mentioned curve) and run in a southerly direction for a distance of 192.78 feet, more or less to the point of beginning.

TAX PARCEL NUMBER: 14-3-06-2-001-011.000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	H & H Leasing, LLC	Grantee's Name	Clarity Investments, LLC
Mailing Address	2057 Valleydale Road, Suite 111, Hoover, AL 35244	Mailing Address	2491 Pelham Parkway, Pelham, AL 35124
Property Address	2491 Pelham Parkway, Pelham, AL 35124	Date of Sale	April 1, 2025
		Total Purchase Price \$	1,250,000.00
		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	April 1, 2025	Print	B. CHRISTOPHER BATTLES
		Sign	
☐ Unattested	(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
04/15/2025 10:38:35 AM
\$29.00 BRITTANI
20250415000111990

Alvin S. Bayl