### **WARRANTY DEED**

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

Send tax notice to: Shreejibapa LLC 909 Helena Station Cove Pelham, AL 35080

### STATE OF ALABAMA

#### **COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **RHAMA LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **SHREEJIBAPA 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.

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 **Mark A. Blaising**, its **Managing Member**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 9th day of April, 2025.

Rhama LLC

BY: Mark A. Blaising, Managing Member

### STATE OF ALABAMA

## **COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mark A. Blaising**, whose name as **Managing Member** of **Rhama LLC**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 9th day of April, 2025.

KORIE DAWN DEFRANK NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES JANUARY 30, 2029

Notary Public

My Commission Expires:

01/30/2029

# EXHIBIT "A"

## Parcel I:

All that part of the South ½ of the SW ¼ of the NE ¼ of Section 26, Township 21 South, Range 3 West, which lies West of the Siluria and Montevallo Road and North of a settlement road of the width of 20 feet, running Westerly from the Siluria and Montevallo Road, and better described in a deed from E.L. Garrett to M.E. Harless, as recorded in Deed Book 71, Page 181, in the Probate Office of Shelby County, Alabama. ALSO, there is hereby described any part or portion of the NW ¼ of the SE ¼ of Section 26, Township 21 South, Range 3 West, which may lie North of said settlement road.

### Parcel II:

Commence at the Southeast corner of the SE ¼ of the NW ¼ of Section 26, Township 21 South, Range 3 West, Shelby County, Alabama, this being the point of beginning; thence run Westerly and along the South line thereof 515.00 feet; thence turn right 142 degrees 03 minutes 40 seconds and run Northeasterly 633.85 feet; thence turn right 125 degrees 43 minutes 10 seconds and run Southerly 390.00 feet to the point of beginning.

TAX PARCEL NUMBER: 23-7-26-0-001-008.000

## Real Estate Sales Validation Form

This Do	cument must be filed in accord	ance with Code of Alabama 197	75, Section 40-22-1
Grantor's Name Mailing Address	RHAMA LLC	Grantee's Name Mailing Address	SHREEJIBAPA LLC
	3025 Wilson Street, Pelham, AL 35124		909 Helena Station Cove Helena, AL 35080
Property Address	20 Daffodil Road,	_ Date of Sale	
	Alabaster, AL 35007	_ Total Purchase Price Or	\$ <u>315,000.00</u>
		Actual Value	\$
		Or Assessor's Market Value	\$
•	ne) (Recordation of docume	this form can be verified in tentary evidence is not required.  Appraisal Other	
	document presented for the filing of this form is not r	recordation contains all o equired.	f the required information
		structions the name of the person or pe	ersons conveying interest to
Grantee's name an property is being co	•	the name of the person or p	persons to whom interest to
Property address -	the physical address of the	property being conveyed, if	available.
Date of Sale - the c	late on which interest to the	property was conveyed.	
•	e - the total amount paid for the instrument offered for re	r the purchase of the prope ecord.	rty, both real and personal,
being conveyed by	· · · · · · · · · · · · · · · · · · ·	the true value of the prope cord. This may be evidenced nt market value.	
excluding current uresponsibility of va	ise valuation, of the proper	determined, the current est ty as determined by the loc tax purposes will be used 3 40-22-1 (h).	cal official charged with the
and accurate. I fur	ther understand that any fa	that the information contain lse statements claimed on labama 1975 § 40-22-1 (h).	this form may result in the
Date <u>April 9, 2025</u>		Print B. CHRISTO	PHER BATTLES
Unattested	(verified by)	Sign(Grantor/Grante	e/Owner/ <u>Agent</u> ) circle one
			Form RT-1



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 04/21/2025 10:20:16 AM **\$343.00 BRITTANI** 

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