

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

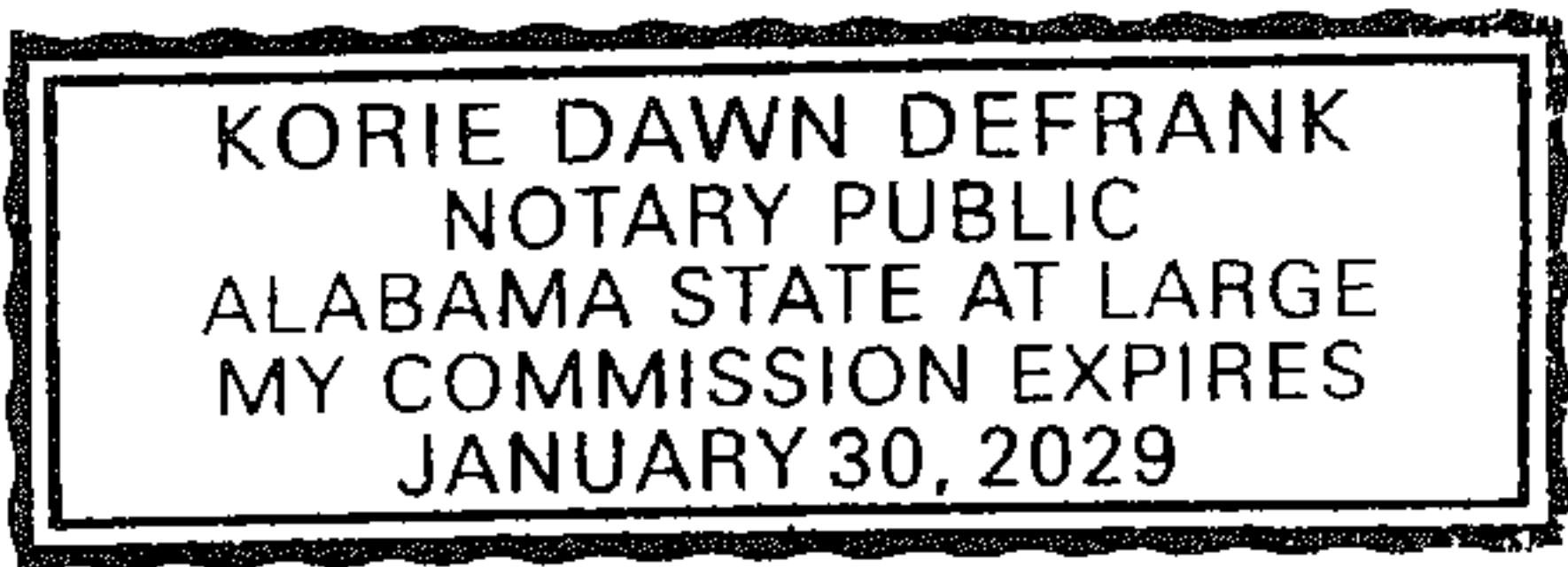

BY: Mark A. Blaising, Managing Member

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.



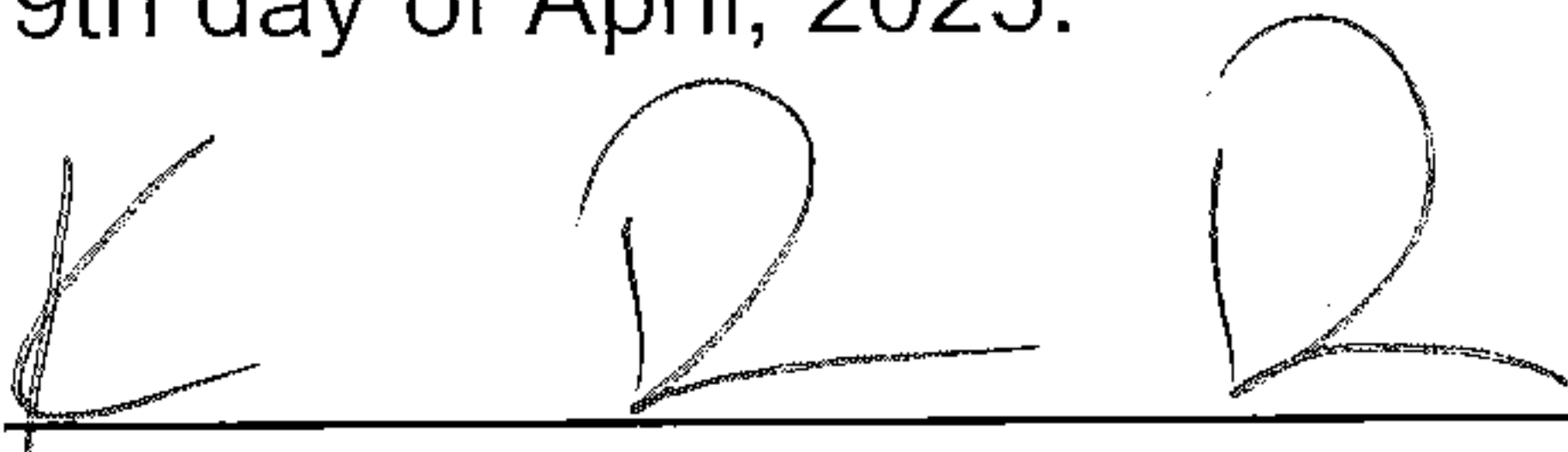

Notary Public
My Commission Expires: 01/30/2029

EXHIBIT "A"

Parcel I:

All that part of the South $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ 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 $\frac{1}{4}$ of the SE $\frac{1}{4}$ 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 $\frac{1}{4}$ of the NW $\frac{1}{4}$ 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

