

WARRANTY DEED

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

Send tax notice to:
Oakstone Holdings LLC
873 1st Street N
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt of which is acknowledged, **SNAVECO, LLC** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **OAKSTONE HOLDINGS 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.

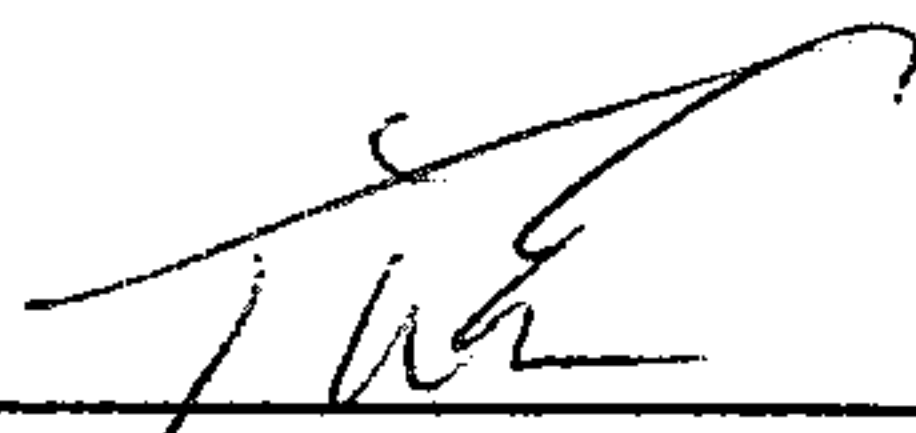
\$240,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

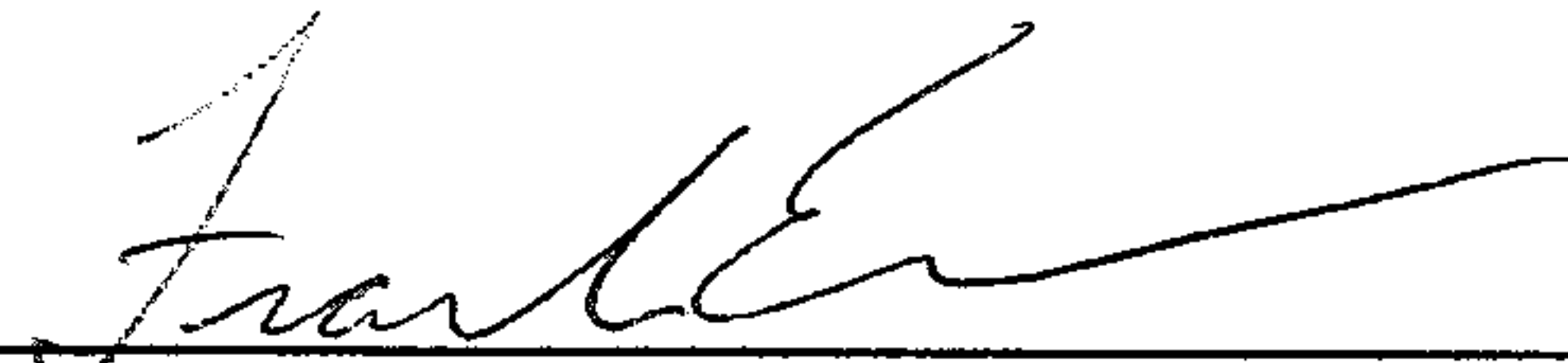
This instrument is executed as required by the Articles of Organization and Operating Agreement and same have not been modified or amended.

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 18 day of April, 2025.

SNAVECO, LLC

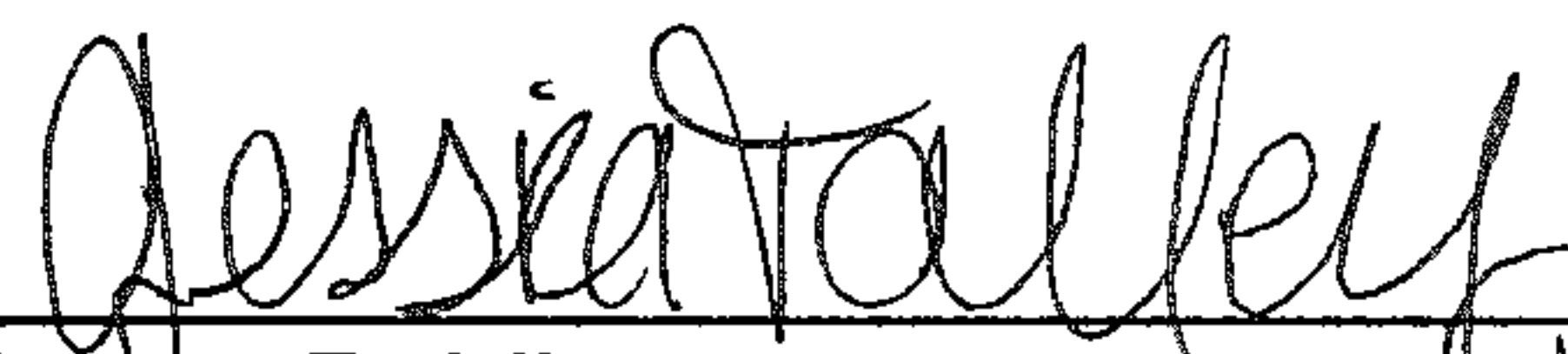

BY: Tim Evans
ITS: Member-Manager


BY: Frank Evans
ITS: Member

STATE OF Alabama
COUNTY OF Chilton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tim Evans**, whose name as **Member-Manager** and **Frank Evans**, whose name as **Member** of **SNAVECO, 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 they as such officers and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18 day of April, 2025.


 Notary Public
 My Commission Expires: 7/8/28

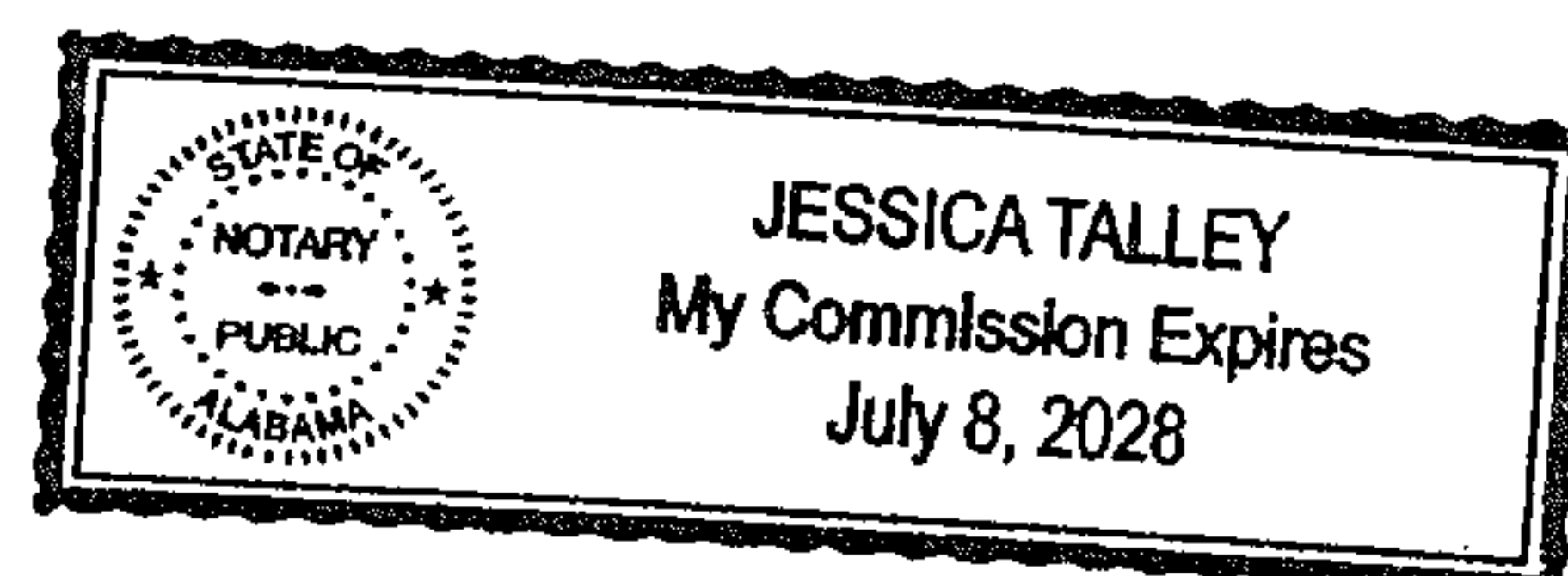


EXHIBIT "A"

Parcel I

From the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, run Westerly along the South boundary line of said $\frac{1}{4}$ section 350.31 feet; thence turn an angle of $96^{\circ}34'$ to the right and run Northeasterly 170.48 feet; thence turn an angle of $90^{\circ}00'$ to the right and run Easterly 100.0 feet; thence turn an angle of $90^{\circ}00'$ to the left and run Northeasterly 45.75 feet to the point of beginning of the land herein described; thence continue Northeasterly along last said course for 125.0 feet more or less to a point on the South right of way of Shelby County Road No. 66; thence turn an angle of $96^{\circ}42'$ to the right and run Easterly along the South right of way line of said road 56.0 feet, more or less, to the West right of way line of U.S. Highway 31; thence turn an angle of $90^{\circ}20'$ to the right and run Southwesterly along the West right of way line of U.S. Highway for 83.25 feet; thence turn an angle of $02^{\circ}11'$ to the left and continue Southwesterly along the West right of way line of U.S. Highway 31 for 42.75 feet; thence turn an angle of $93^{\circ}04'$ to the right and run Northwesterly 42.43 feet, more or less, to the point of beginning.

Less and Except the following described parcel:

From the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, run Westerly along the South boundary line of said $\frac{1}{4}$ section 350.31 feet; thence turn an angle of $96^{\circ}34'$ to the right and run Northeasterly 170.48 feet; thence turn an angle of $90^{\circ}00'$ to the right and run Easterly 100.0 feet; thence turn an angle of $90^{\circ}00'$ to the left and run Northeasterly 161.04 feet to the point of beginning and the West property line of the First National Bank of Columbiana as described in Deed Book 88, Page 785; thence continue Northeasterly along last said course for 9.71 feet to a point on the South right of way of Shelby County Road 66; thence turn an angle of $96^{\circ}42'$ to the right and run Easterly along the South right of way line of said Road 56.0 feet, more or less, to the West right of way line of U.S. Highway 31; thence turn an angle of $90^{\circ}20'$ to the right and run Southwesterly along the West right of way line of U.S. Highway 31 for 4.71 feet; thence turn an angle of $84^{\circ}31'34''$ to the right and run Westerly a distance of 54.97 feet to the point of beginning.

Parcel II

From the SE corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West, run Westerly along the South boundary line of said $\frac{1}{4}$ section 350.41 feet to a point in the centerline of the North bound track of the L & N Railroad; thence turn an angle of $96^{\circ}46'39''$ to the right and run Northeasterly along the centerline of said railroad for 170.42 feet; thence turn an angle of $90^{\circ}00'$ to the right and run Southeasterly for 100.0 feet to the point of beginning; thence turn an angle of $90^{\circ}00'$ to the left and run Northeasterly for 45.75 feet; thence turn an angle of $97^{\circ}55'$ to the right and run Southeasterly for 42.43 feet to a point on the West right of way of U.S. Highway 31; thence turn an angle of $86^{\circ}55'$ to the right and run Southwesterly along the said right of way of U.S. Highway 31 for 40.05 feet; thence turn an angle of $85^{\circ}10'$ to the right and run Northwesterly for 38.65 feet to the point of beginning.

TAX PARCEL NUMBER: 13-7-35-1-001-007.002 & 13-7-35-1-001-007.003

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>SNAVECO, LLC</u>	Grantee's Name	<u>OAKSTONE HOLDINGS LLC</u>
Mailing Address	<u>2257 Taylor Road</u> <u>Montgomery, AL 36117</u>	Mailing Address	<u>873 1st Street N</u> <u>Alabaster, AL 35007</u>
Property Address	<u>1007 and 1013 1st Street N</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>April 17, 2025</u>
		Total Purchase Price \$	<u>300,000.00</u>
		Or	
		Actual Value \$	<u> </u>
		Or	
		Assessor's Market Value \$	<u> </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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> X </u> Sales Contract	<u> </u> Other <u> </u>
<u> X </u> Closing Statement	<u> </u>

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 17, 2025

Print B. CHRISTOPHER BATTLES

 Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2025 12:58:49 PM
\$91.00 PAYGE
20250506000135750

Allen S. Bayl

Form RT-1