



20250506000135840 1/4 \$238.50  
Shelby Cnty Judge of Probate, AL  
05/06/2025 01:08:44 PM FILED/CERT

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
203 Narrows Parkway LLC  
705 S. Olmsted Street  
Birmingham, AL 35242

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **One Million Fifty Thousand and No/100 (\$1,050,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **LME Properties, LLC, an Alabama limited liability company** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **203 Narrows Parkway, LLC, an Alabama limited liability company** hereinafter referred to as GRANTEE) successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 4CC, according to the Re-Subdivision No. 3 of Lot 4 of the Narrows Commercial Subdivision Sector 1, as recorded in Map Book 53, Page 91, in the Probate Office of Shelby County, Alabama

This instrument is executed as required by the Articles of Organization and Operational Agreement of said limited liability company and same have not been modified or amended.

\$843,750.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Subject To:

1. Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.
2. Existing covenants and restrictions, easements, building lines and limitations of record.
3. Transmission line permit to Alabama Power Company recorded in Deed Book 109, Page 70 and Deed Book 145, Page 22, in the Probate Office of Shelby County, Alabama.
4. Right of way to Shelby County, recorded in Deed Book 95, Pages 515; 535 and 503; Deed Book 324, Page 840 and Deed Book 329, Page 430, in the Probate Office of Shelby County, Alabama.
5. Right of way to the State of Alabama recorded in Deed Book 296, Page 180, in the Probate Office of Shelby County, Alabama.

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State of Alabama  
Deed Tax: \$206.50

6. National Gas Supply Agreement recorded in Instrument 2000-1818, in the Probate Office of Shelby County, Alabama.
7. Declaration of Protective Covenants as recorded in Instrument 2000-17137 as amended by Instrument 2000-41911, in the Probate Office of Shelby County, Alabama.
8. Easement recorded in Instrument 2000-25069, in the Probate Office of Shelby County, Alabama.
9. Assignment and Assumption of Sanitary capacity, recorded in Instrument 20060620000293490 and Instrument 20060620000293500, in the Probate Office of Shelby County, Alabama.
10. Easement to South Central Bell as recorded in Deed Book 321, Page 610; Deed Book 324, Page 840; Deed Book 329, Page 430, in the Probate Office of Shelby County, Alabama.
11. Declaration of Covenants, Conditions, and Restrictions for Narrows Commercial Subdivision Sector 1, as recorded in Instrument No. 20250506000135810, in the Probate Office of Shelby County, Alabama.
12. Easement Agreement between LME Properties, LLC and 203 Narrows Parkway, LLC recorded in Instrument No. 20250506000135860, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S successors and assigns, forever against the lawful claims of all persons.



IN WITNESS WHEREOF, said GRANTOR has through its duly authorized representative hereunto set its hand and seal this the 30th day of April, 2025.

LME Properties, LLC  
an Alabama limited liability company

By: William David Brady  
Its: Sole Member

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William David Brady, whose name as Sole Member of LME Properties, LLC, an Alabama limited liability company, is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he as such Sole Member and with full authority, signed the same voluntarily for and as the act of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of April, 2025.

NOTARY PUBLIC  
My Commission Expires: 06-02-2027



# Real Estate Sales Validation Form

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

Grantor's Name LME Properties, LLC  
Mailing Address 215 Narrows Parkway Suite C  
Birmingham, AL 35242  
Property Address 203 Narrows Parkway Suite C  
Birmingham, AL 35242

Grantee's Name 203 Narrows Parkway, LLC  
By P4 Equity Holdings, LLC  
Mailing Address 705 S. Olmsted Street  
Birmingham, AL 35242

Date of Sale April 30, 2025

Total Purchase Price \$ 1,050,000.00

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)

- |   |  |
|---|--|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal                   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Tax Assessor's Market Value |
| <input checked="" type="checkbox"/> Closing Statement | <input type="checkbox"/> Deed                        |

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 \_\_\_\_\_

LME Properties, LLC  
Print By: William David Brady, Sole Member

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



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