

Prepared by and return to:
Richard H. Turner, III
Whibbs Stone Barnett Turner, P.A.
801 West Romana Street
Unit C
Pensacola, FL 32502
(850) 434-5395
File No 25-295394

Property Address:
Inverness Heights
Hoover, AL 32542

Grantee's Address:
210 East Morris Avenue
Ste 201
Hammond, LA 70403

WARRANTY DEED

State of Alabama
County of Shelby

That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, Bauerle Rd Land, LLC, a Louisiana limited liability company (herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, GRANT, BARGAIN, SELL and CONVEY unto The Heights at Inverness, LLC, a Delaware Limited Liability Company (herein referred to as GRANTEE(S), whether one or more), in fee simple, and subject to all the provisions contained in this warranty deed, the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the successors and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Bauerle Rd Land, LLC, a Louisiana limited liability company by its Managing Member, Toby Easterly, who is authorized to execute this conveyance, has hereto set signature and seal, this the 7th day of May, 2025

Bauerle RD Land, LLC, a Louisiana limited liability company



By: Toby Easterly, Managing Member

STATE OF LOUISIANA
PARISH OF

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 7th day of May, 2025 by Toby Easterly, Managing Member of Bauerle Rd Land, LLC, a LA Limited Liability Company, on behalf of the Limited Liability Company.



Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: ☒
OR Produced Identification: _____

Type of Identification Produced: _____

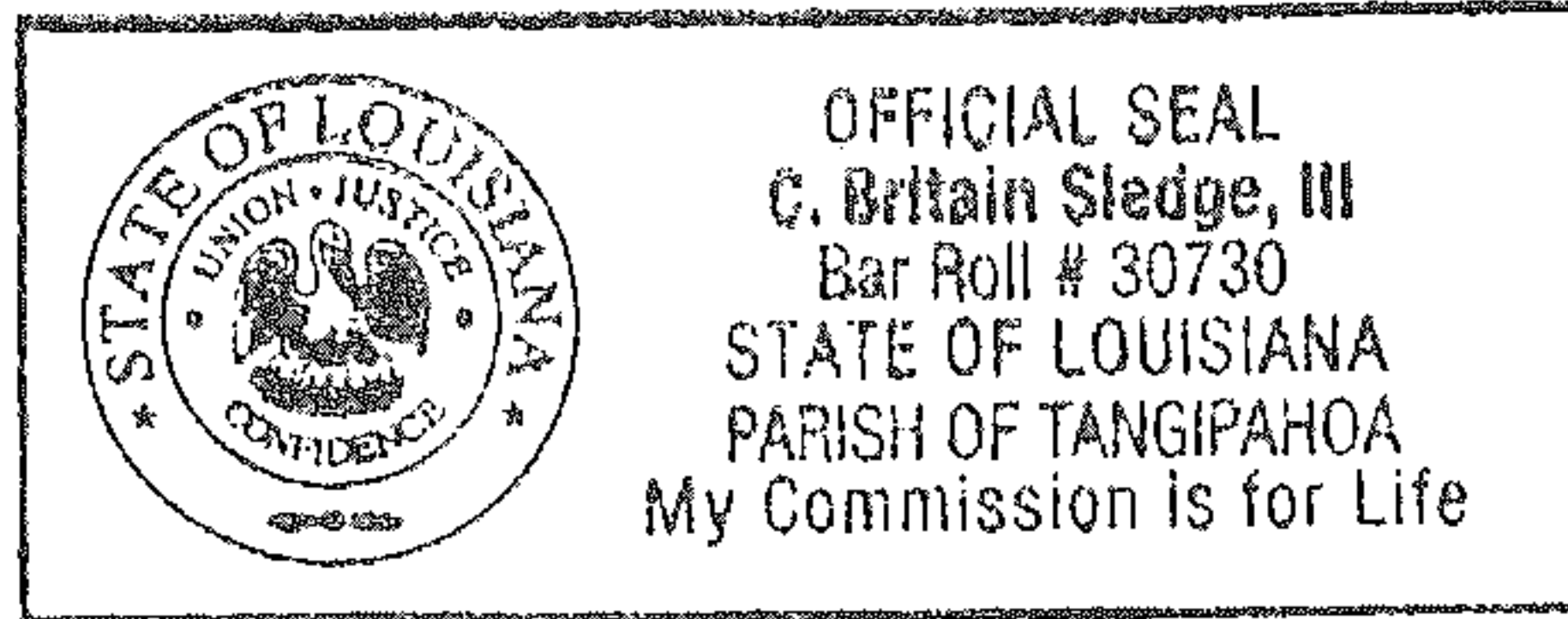


EXHIBIT “A”

Property Address: Inverness Heights, Hoover, AL 32542

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Shelby, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

Lots 3 and 4, Inverness Office Park Resurvey, recorded in Map Book 61 Page 14 in the Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Bauerle Rd Land, LLC
 Mailing Address 210 East Morris Ave, Suite 201
Hammond, LA 70403

Grantee's Name The Heights at Inverness, LLC
 Mailing Address 210 East Morris Avenue, Ste 201
Hammond, LA 70403

Property Address Inverness Heights
Lots 3 and 4, Inverness Office Park Resurvey,
recorded in Map Book 61 Page 14 in the Probate
Office of Shelby County, Alabama.

Date of Sale 05/07/2025

Total Purchase Price _____

or

Actual Value \$ _____

or

Assessor's Market Value \$2,494,410.00

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 Assessor's Market Value
☐ 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 05/07/2025

Print Toby Easterly, Managing Member of Bauerle Rd Land, LLC

☐ 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
 05/12/2025 09:52:04 AM
 \$2525.50 BRITTANI
 20250512000141990

Form RT-1

Allen S. Boyd