

Upon recording return this instrument to:

BS Partners, LLC
2406 Valleydale Road
Birmingham, Alabama 35244

RECORDING USE ONLY:

Mail tax notice to:

BS Partners, LLC
2406 Valleydale Road
Birmingham, Alabama 35244

This instrument was prepared by:

Michael M. Partain, Esq.
2233 2nd Avenue North
Birmingham, Alabama 35203

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Vestavia Village, LLC
2107 5th Avenue North
Suite 100
Birmingham., Alabama 35203

**Grantee's Name and Mailing
Address:**

BS Partners, LLC
2406 Valleydale Road
Birmingham, Alabama 35244

Property Address:

Date of Sale:

May 30, 2025

Purchase Price:

\$800,000.00

*Note: A portion of the Purchase Price
was paid by the proceeds of a loan
in the amount of \$650,000.00 that
is secured by a mortgage
recorded simultaneously herewith.*

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

☐ Bill of Sale ☐ Sales Contract ☒ Closing Statement ☐ Appraisal ☐ Other

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Vestavia Village, LLC**, an Alabama limited liability company, acting by and through Brandon T. Smith and Betty R. Barnett as Co-Personal Representatives of the Estate of Robert Charles Barnett, deceased being the sole member of Vestavia Village, LLC, and Brandon T. Smith and Jack Lyle as Co-Trustees of the Robert C. Barnett Management Trust dated August 5, 2016, as amended, set forth in Probate Case No. PR-2024-000841 in the Probate Office of Shelby County Alabama (the "Grantor"), in hand paid by **BS Partners, LLC**, an Alabama limited liability company (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee a parcel of real estate situated in Shelby County, Alabama,

being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

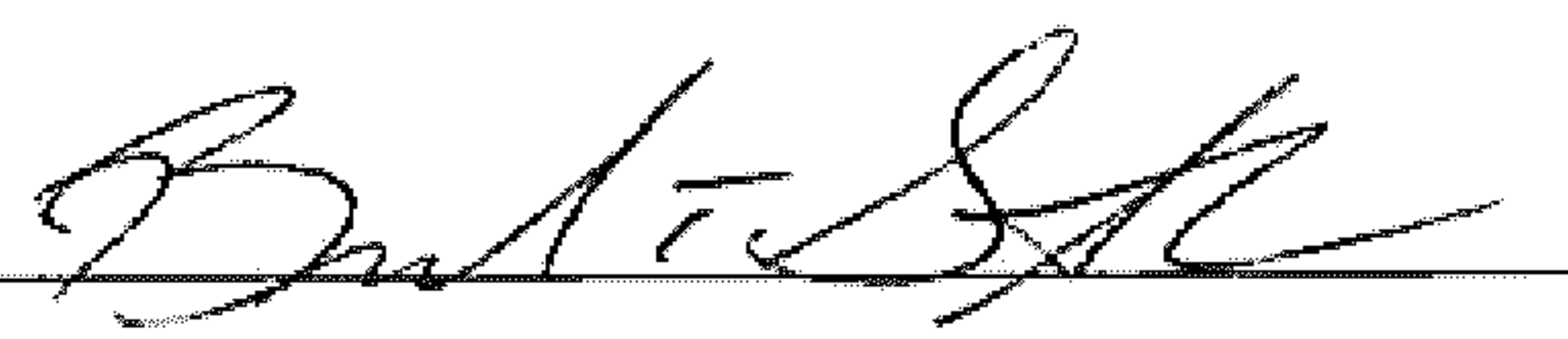
TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, its successors and assigns forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD to the Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer or representatives as of the 30th day of May, 2025.

Grantor:

Vestavia Village, LLC, an Alabama limited liability company, acting by and through Betty R. Barnett and Brandon T. Smith as Co-Personal Representatives of the Estate of Robert Charles Barnett, deceased being the sole member of Vestavia Village, LLC, and Brandon T. Smith and Jack Lyle as Co-Trustees of the Robert C. Barnett Management Trust dated August 5, 2016, as amended, set forth in Probate Case No. PR-2024-000841 in the Probate Office of Shelby County Alabama

By: 

Name: Brandon T. Smith

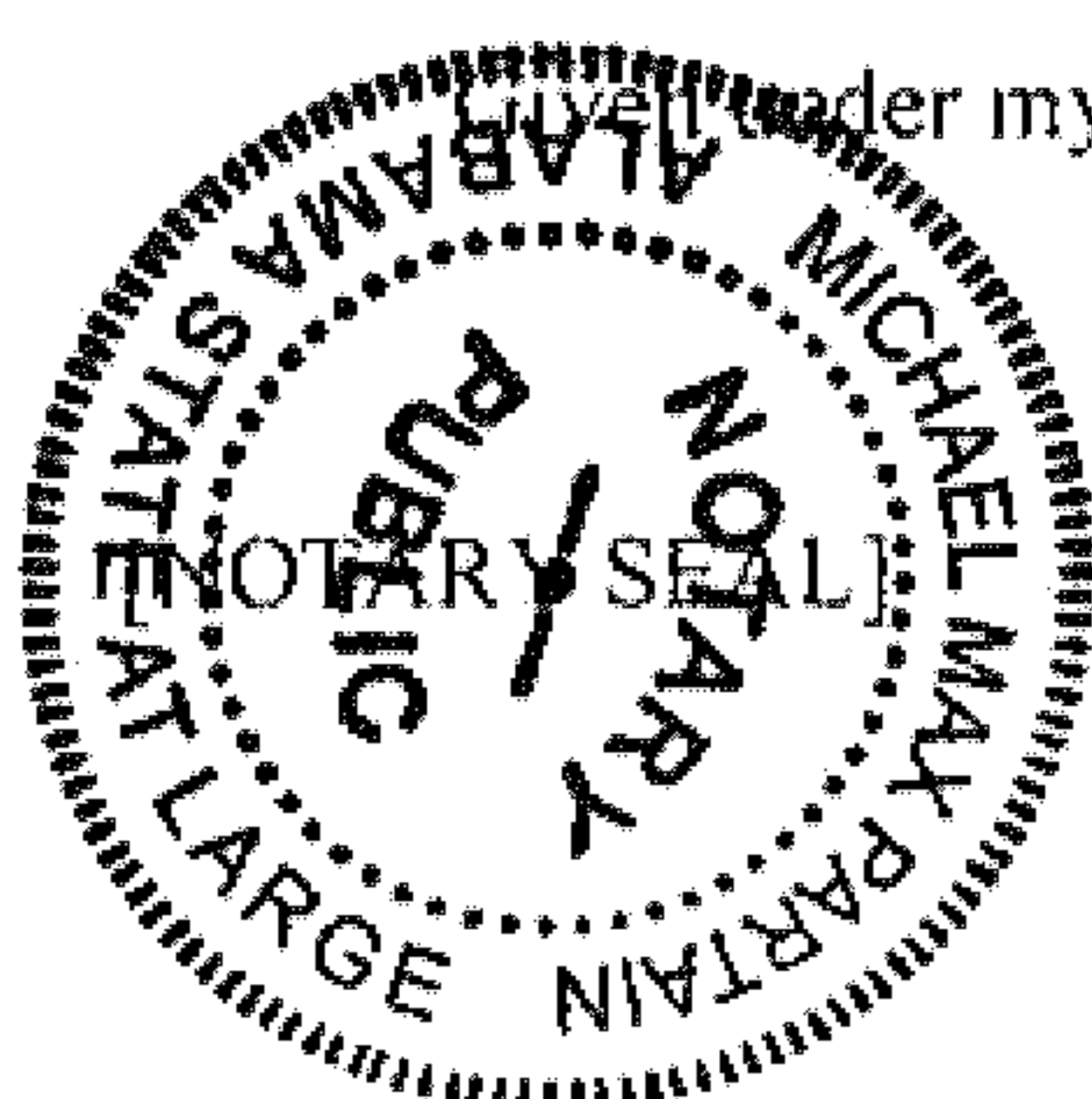
Its: Co-Personal Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Brandon T. Smith, whose name as a Co-Personal Representative of the Estate of Robert Charles Barnett 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 said instrument, he, as such Co-Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of May, 2025.





Notary Public

My commission expires: 1-15-2029

Grantor:

Vestavia Village, LLC, an Alabama limited liability company, acting by and through Betty R. Barnett and Brandon T. Smith as Co-Personal Representatives of the Estate of Robert Charles Barnett, deceased being the sole member of Vestavia Village, LLC, and Brandon T. Smith and Jack Lyle as Co-Trustees of the Robert C. Barnett Management Trust dated August 5, 2016, as amended, set forth in Probate Case No. PR-2024-000841 in the Probate Office of Shelby County Alabama

By: Betty R. Barnett

Name: Betty R. Barnett

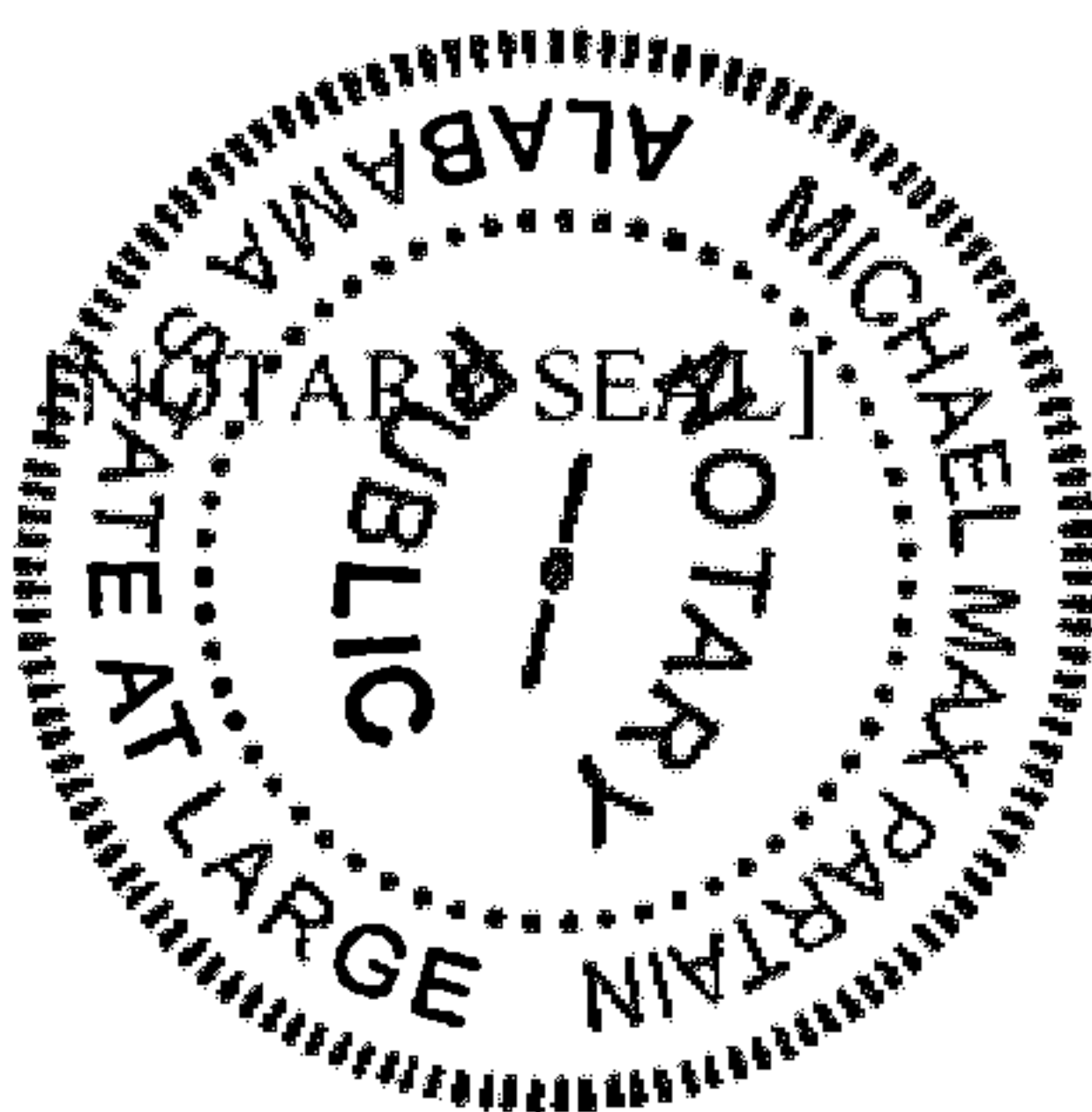
Its: Co-Personal Representative

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Betty R. Barnett, whose name as a Co-Personal Representative of the Estate of Robert C. Barnett, aka Robert Charles Barnett, 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 said instrument, she, as such Co-Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

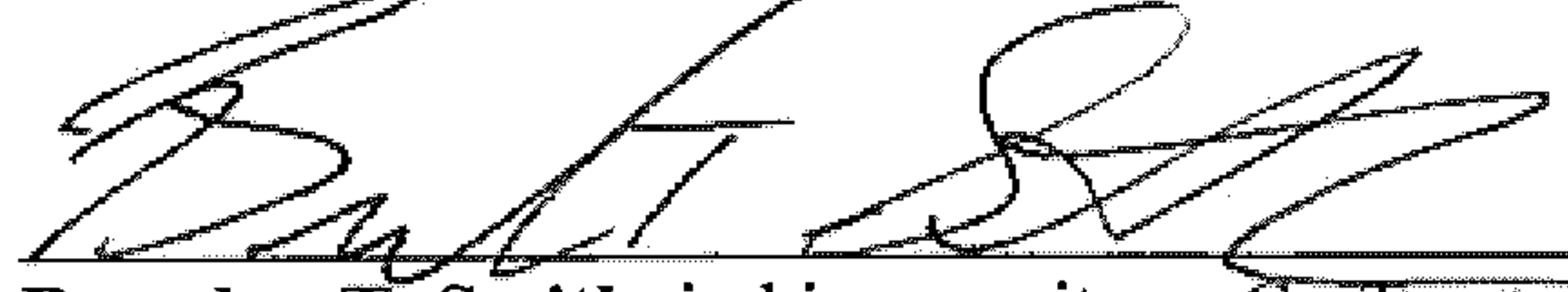
Given under my hand this 30th day of May, 2025.



Michael Max Partain
Notary Public
My commission expires: 1-15-2029

Grantor:

Vestavia Village, LLC, an Alabama limited liability company, acting by and through Betty R. Barnett and Brandon T. Smith as Co-Personal Representatives of the Estate of Robert Charles Barnett, deceased being the sole member of Vestavia Village, LLC, and Brandon T. Smith and Jack Lyle as Co-Trustees of the Robert C. Barnett Management Trust dated August 5, 2016, as amended, set forth in Probate Case No. PR-2024-000841 in the Probate Office of Shelby County Alabama



Brandon T. Smith, in his capacity as Co-Trustee of the Robert C. Barnett Management Trust

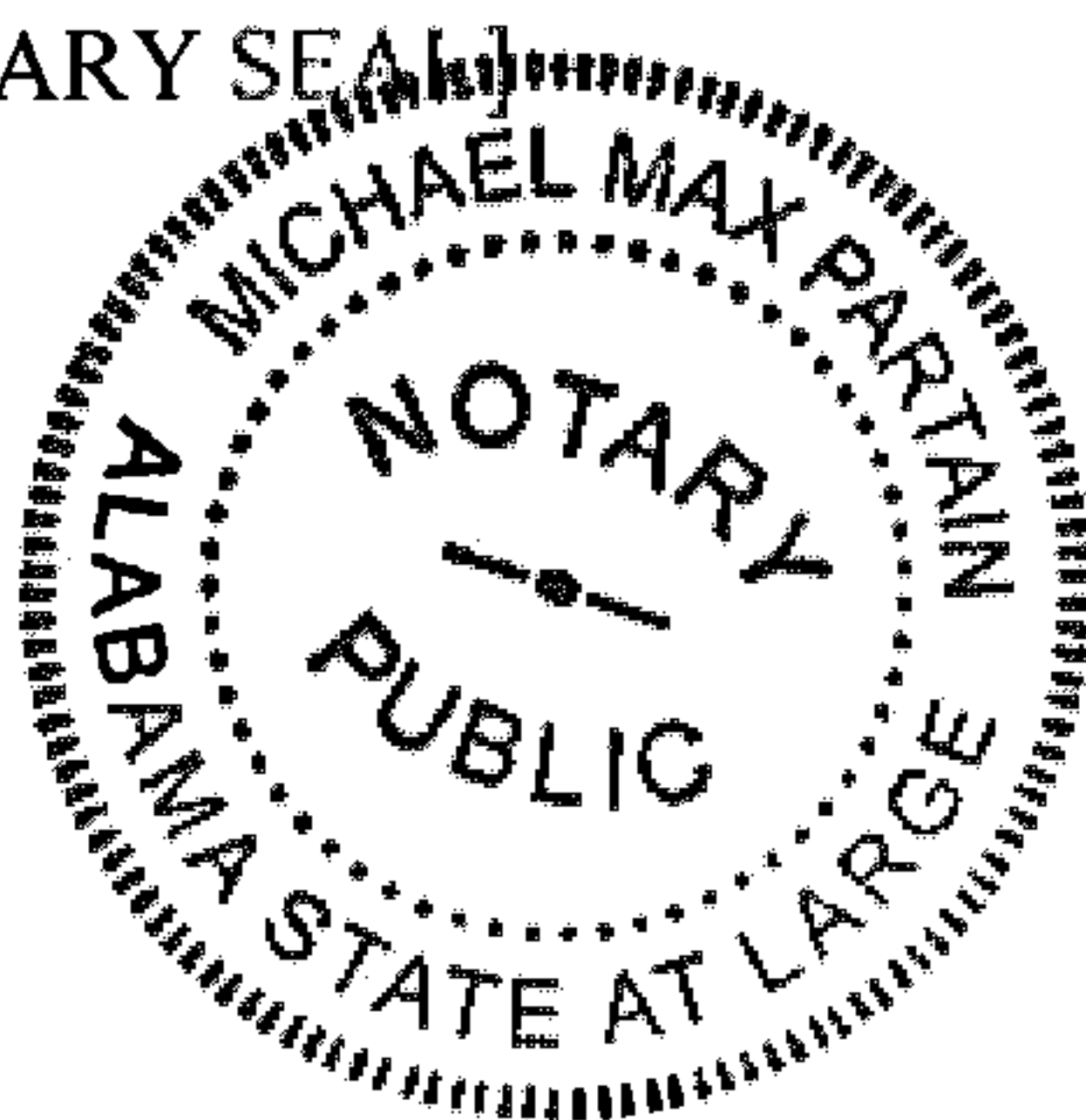
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Brandon T. Smith, in his capacity as Co-Trustee of the Robert C. Barnett Management Trust, 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 said instrument, he, as such Co-Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of May, 2025.

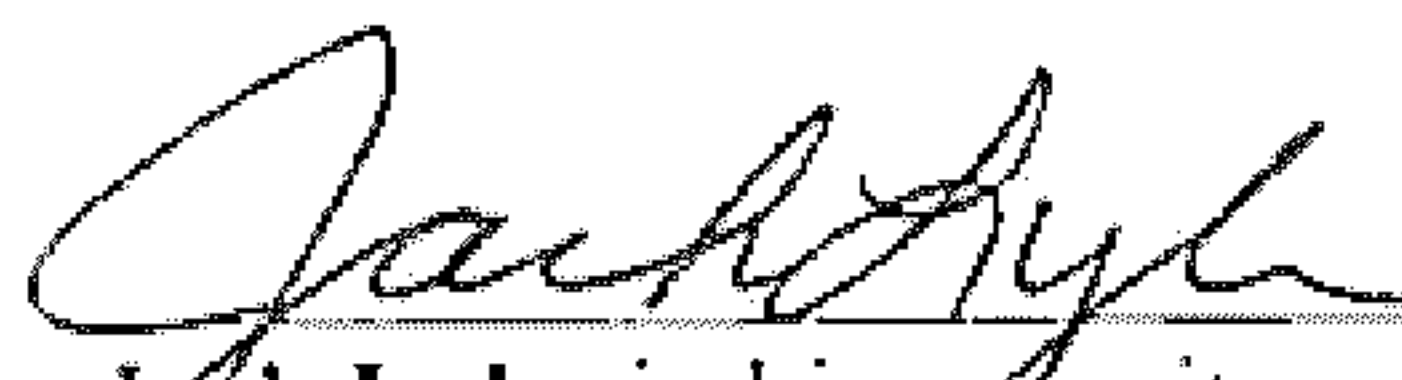
[NOTARY SEAL]




Notary Public
My commission expires: 1-15-2029

Grantor:

Vestavia Village, LLC, an Alabama limited liability company, acting by and through Betty R. Barnett and Brandon T. Smith as Co-Personal Representatives of the Estate of Robert Charles Barnett, deceased being the sole member of Vestavia Village, LLC, and Brandon T. Smith and Jack Lyle as Co-Trustees of the Robert C. Barnett Management Trust dated August 5, 2016, as amended, set forth in Probate Case No. PR-2024-000841 in the Probate Office of Shelby County Alabama



Jack Lyle, in his capacity as Co-Trustee of the Robert C. Barnett Management Trust

STATE OF ALABAMA)

COUNTY OF Calhoun)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Jack Lyle, in his capacity as Co-Trustee of the Robert C. Barnett Management Trust, 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 said instrument, he, as such Co-Trustee and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand this 27th day of May, 2025.



Notary Public

My commission expires: 01/24/2028

[NOTARY SEAL]

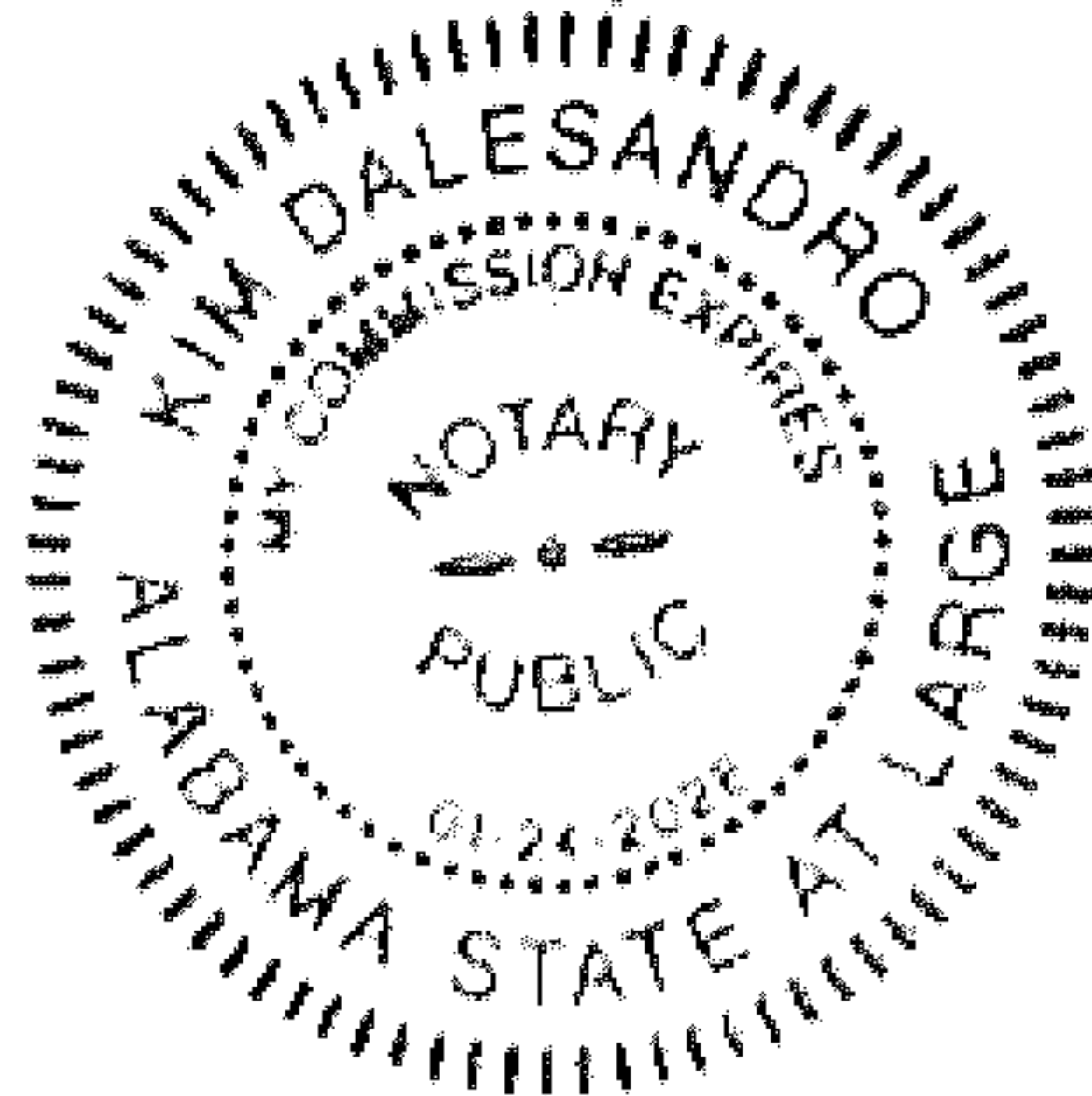


EXHIBIT A

Legal Description of the Property

Commence at the Southwest corner of the NW 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 West; thence run East along said South line a distance of 445.62 feet to the Westerly right of way line of County Road #17; thence turn left 71 degrees 27 minutes 40 seconds and run Northeasterly along said right of way line a distance of 178.37 feet to the point of beginning; thence continue along the last described course a distance of 228.49 feet; thence turn left 108 degrees 18 minutes and run West a distance of 218.39 feet; thence turn left 83 degrees 34 minutes 20 seconds and run Southwesterly a distance of 161.16 feet; thence turn left 77 degrees 58 minutes 30 seconds and run Southeasterly a distance of 179.33 feet to the point of beginning; being situated in Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2025, a lien, but not yet payable, until October 1, 2025, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Sewer Easement granted to the Shelby County Water and Wastewater Department of Shelby County as recorded in Instrument #1995-26967 in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2025 08:18:38 AM
\$190.00 PAYGE
20250602000166010

Alexis S. Bayl