

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Fox Valley LLC, an Alabama limited liability
company
2181 1st Ave West
Maylene, AL 35114

STATUTORY
WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Million Four Hundred Sixty Two Thousand Five Hundred Eighty Dollars and No Cents (\$3,462,580.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantors,, the receipt of which is hereby acknowledged, the said Grantor Susan Lynn Griffin, as Personal Representative of the the Estate of Frank A. Griffin, Probate Case #PR-2018-000736, in the Probate Office of Shelby County, Alabama; Susan Lynn Griffin, an unmarried woman, individually; Danny C. Griffin, a Single man, individually; and Danny C. Griffin, as Personal Representative of the Estate of Frank R. Griffin, Probate Case #PR-2015-000152, in the Probate Office of Shelby County, Alabama and Circuit Court Case #58-CV-2018-900965, in the Circuit Court of Shelby County, Alabama, do by these presents, grant, bargain, sell and convey unto **Fox Valley LLC, an Alabama limited liability company, whose mailing address is 2181 1st Ave West, Maylene, AL 35114** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 2181 1st Ave., Maylene, AL 35114**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$3,190,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

THIS PROPERTY CONSTITUTES NOT PART OF THE HOMESTEAD OF THE GRANTORS, OR OF THEIR RESPECTIVE SPOUSES.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 20th day of June, 2025.

ESTATE OF FRANK A. GRIFFIN, PROBATE CASE
#PR-2018-000736, IN THE PROBATE OFFICE OF
SHELBY COUNTY, ALABAMA;

Susan Lynn Griffin
Susan Lynn Griffin
Personal Representative

Susan Lynn Griffin
Susan Lynn Griffin, individually

ESTATE OF FRANK R. GRIFFIN, PROBATE CASE
#PR-2015-000152, in the Probate Office of Shelby
County, Alabama, and Circuit Court Case #58-CV-
2018-900965, in the Circuit Court of Shelby County,
Alabama.

Danny Charles Griffin
By: Danny Charles Griffin
Personal Representative

EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Southeast corner of Section 33, Township 20 South, Range 3 West of the Huntsville Principle Meridian, Shelby County, Alabama; thence in a northerly direction along the east boundary of said Section 33, for 868.84 feet to intersection with the north right-of-way of a Public Road (Highway 44), said intersection being the point of beginning; thence continue in a northerly direction along said east boundary 1075.00 feet; thence turn an angle of 90 degrees 00 minutes to the left in a westerly direction 772.04 feet; thence turn an angle of 90 degrees 00 minutes to the left in a southerly direction 759.43 feet; thence turn an angle of 86 degrees 31 minutes to the left in a southeasterly direction 223.20 feet; thence turn an angle of 86 degrees 31 minutes to the right in a southerly direction 273.44 feet to intersection with said north right-of-way; thence turn an angle of 86 degrees 00 minutes in a southeasterly direction along said right-of-way 304.90 feet to the point of beginning of a curve tangent to last mentioned course, said curve turning to the left and having a radius of 2824.79 feet; thence in a southeasterly direction and thence in an easterly direction along said curve, which is along said right-of-way, 235.10 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of W. M. Varnon, Professional Land Surveyor, dated March 25, 1994.


Danny Charles Griffin, individually

State of Alabama

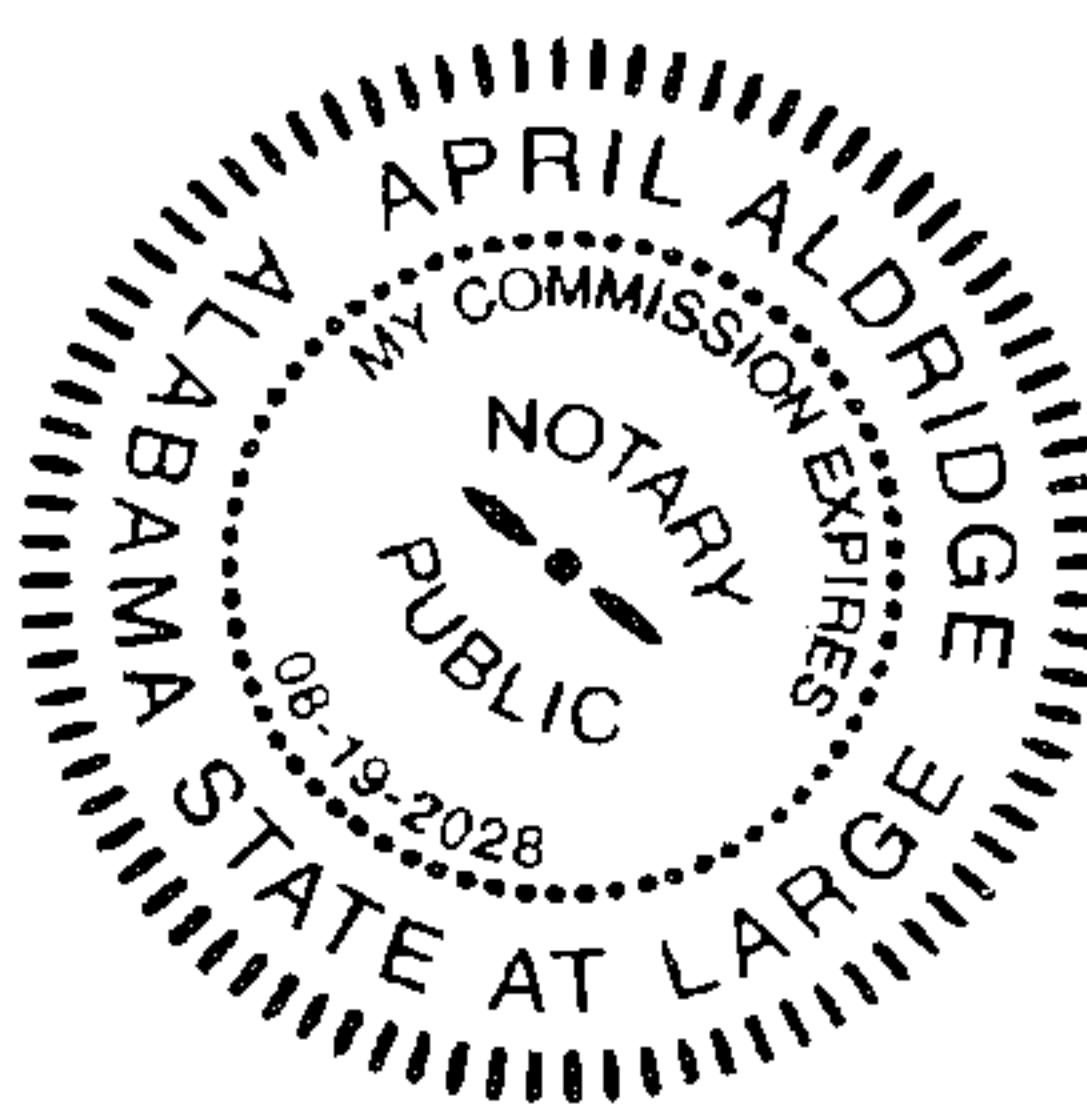
County of Shelby

I, April Aldridge, a Notary Public in and for said County in said State, hereby certify that Susan Lynn Griffin, Personal Representative of the Estate of Frank A. Griffin, Probate Case #PR-2018-000736, in the Probate Office of Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance she as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2025.

April Aldridge
Notary Public, State of Alabama

My Commission Expires: 8/19/28



State of Alabama

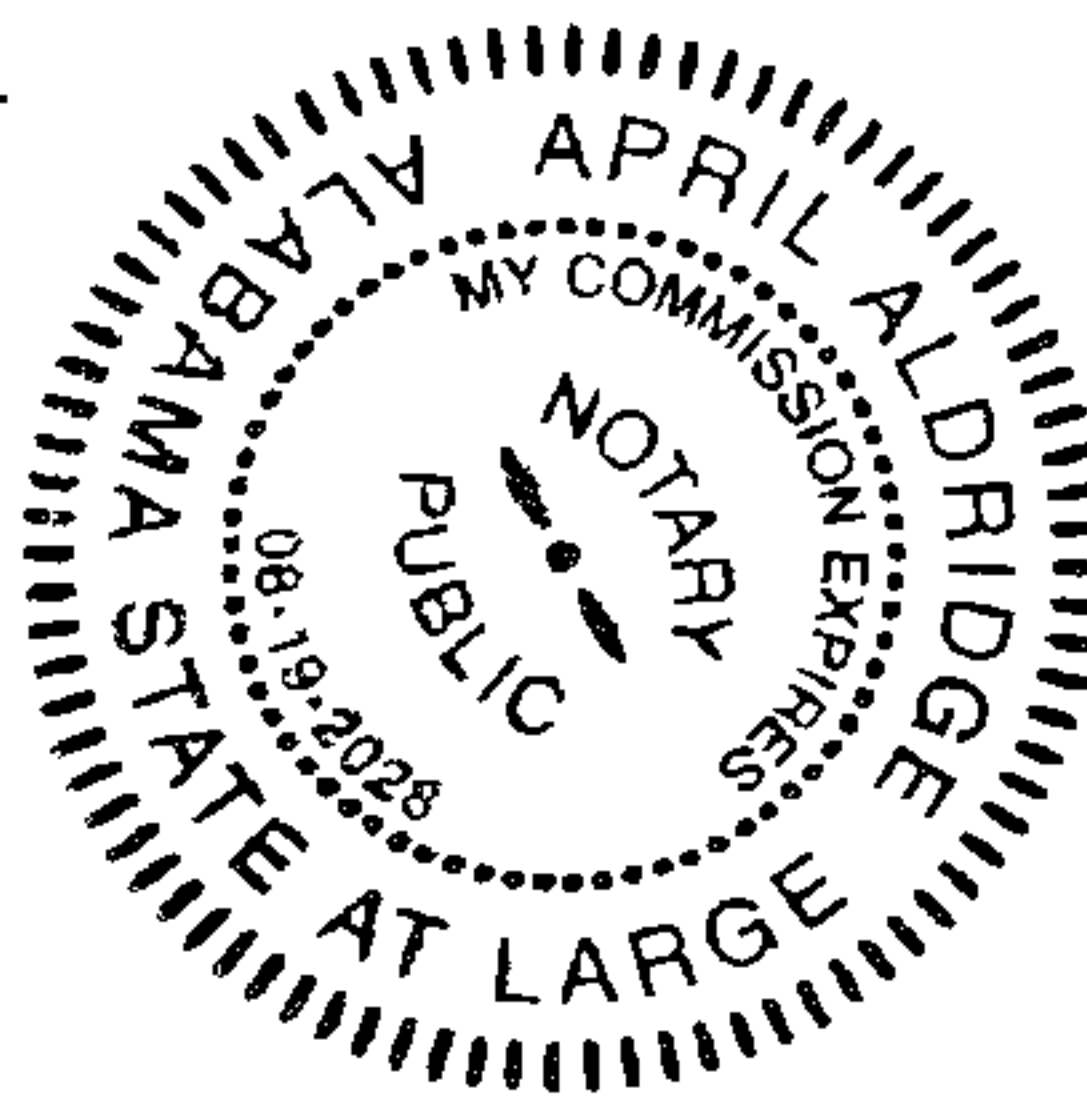
County of Shelby

I, April Aldridge, a Notary Public in and for said County in said State, hereby certify that Susan Lynn Griffin, a single woman, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2025.

April Aldridge
Notary Public, State of Alabama

My Commission Expires: 8/19/28



State of Alabama

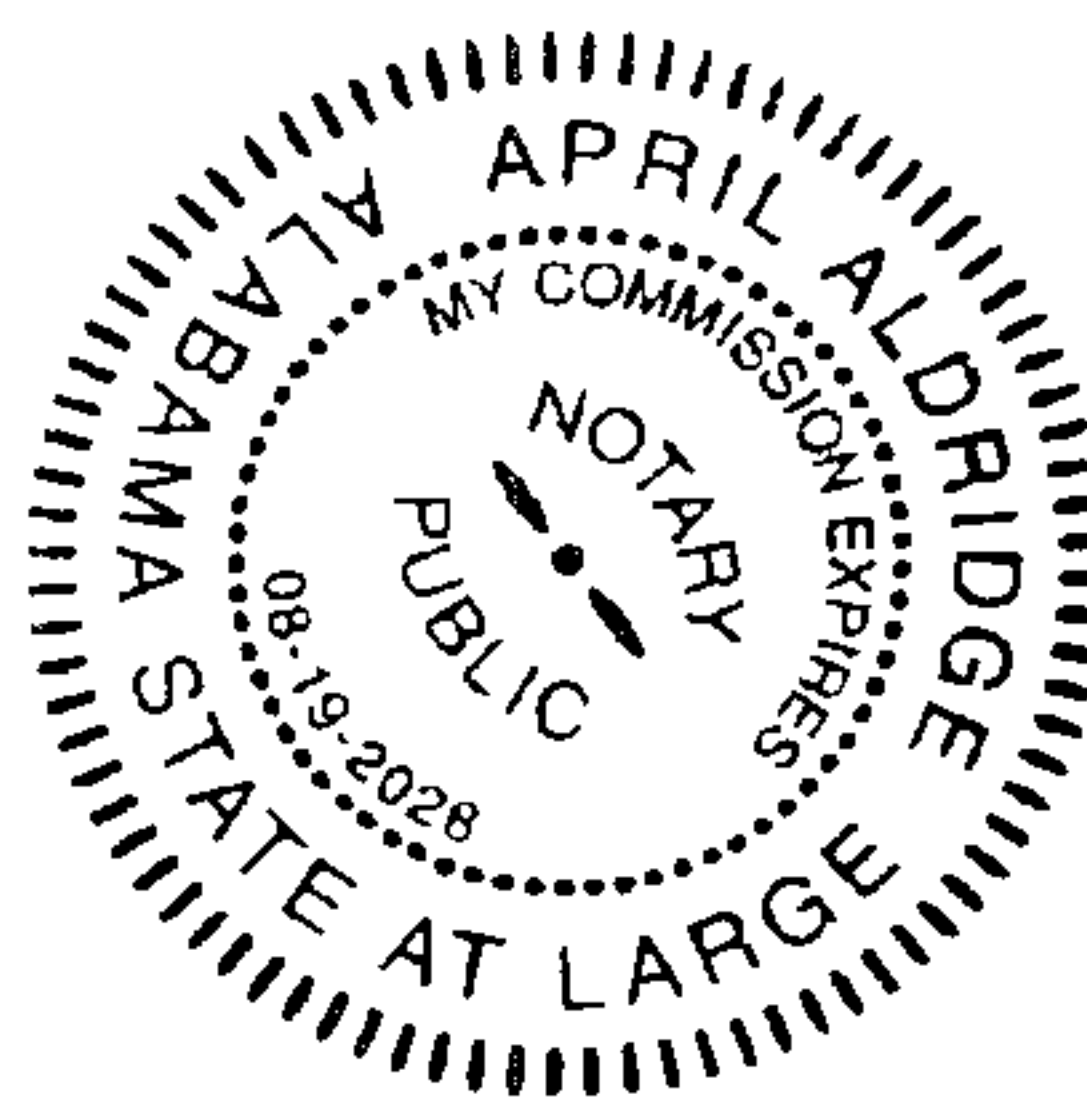
County of Shelby

I, April Aldridge, a Notary Public in and for said County in said State, hereby certify that Danny Charles Griffin, Personal Representative of the Estate of Frank R. Griffin, Probate Case #PR-2015-000152, in the Probate Office of Shelby County, Alabama, and Circuit Court Case #58-CV-2018-900965, in the Circuit Court of Shelby County, Alabama, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2025.

April Aldridge
Notary Public, State of Alabama

My Commission Expires: 8/19/28



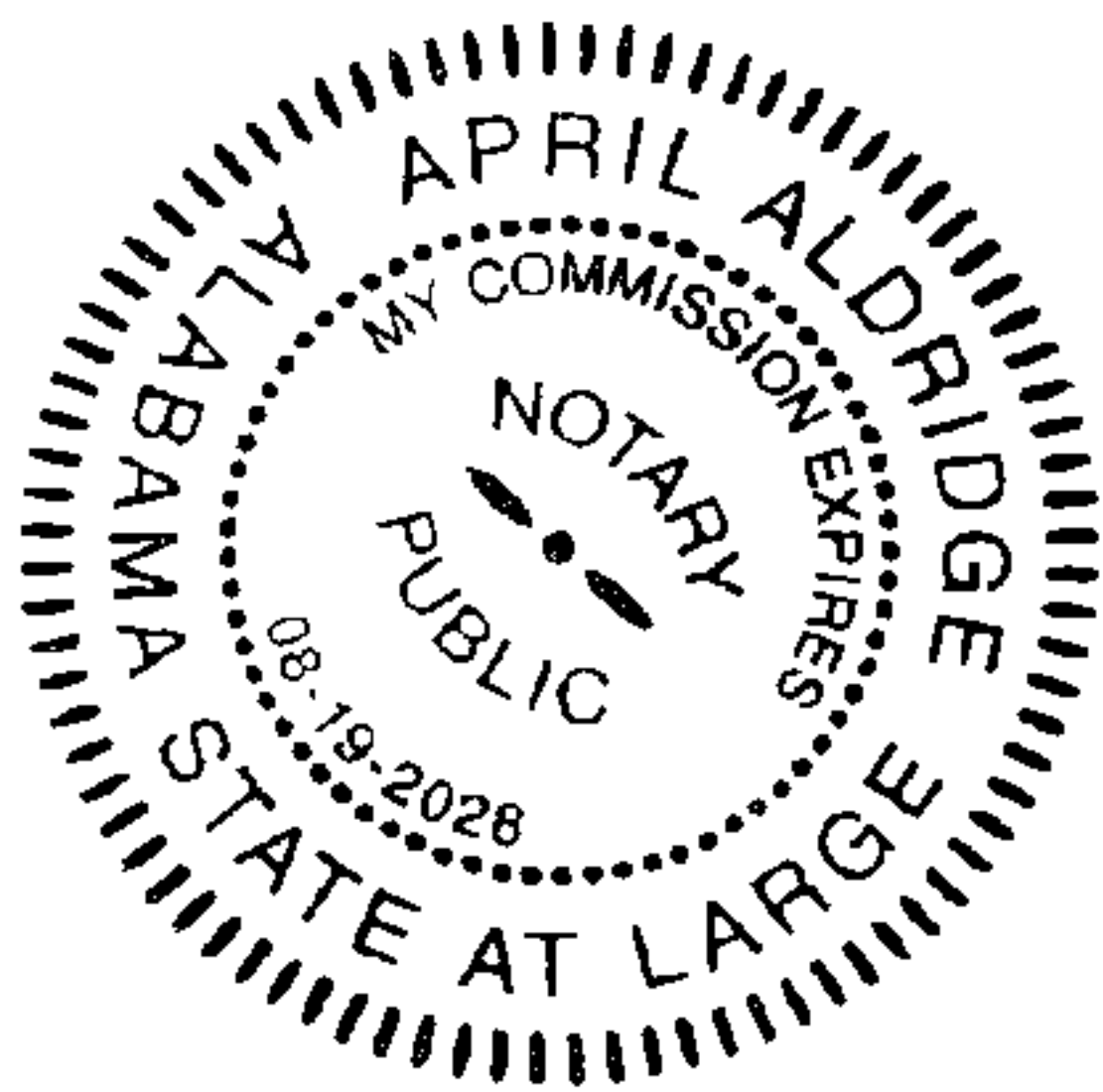
State of Alabama

County of Shelby

I, April Aldridge, a Notary Public in and for said County in said State, hereby certify that Danny Charles Griffin, a Single man, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20th day of June, 2025.

April Aldridge
Notary Public, State of Alabama
My Commission Expires: 8/19/28



Poor Quality



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2025 02:29:57 PM
 \$313.00 BRITTANI
 20250624000192290

Allen S. Bayl

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>Estate of Frank R. Griffin et al</u>	Grantee's Name	<u>Fox Valley LLC</u>
Mailing Address	<u>2181 1st Ave West</u> <u>Maylene, AL 35114</u>	Mailing Address	<u>2181 1st Ave West</u> <u>Maylene AL 35114</u>
Property Address	<u>2181 1st Ave West</u> <u>Maylene, AL 35114</u>	Date of Sale	
		Total Purchase Price \$	<u>3,462,580.00</u>
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 _____

Print _____

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1