

**Prepared By:**  
Waterfront Closing & Title, LLC  
Matthew G. Garmon, Esq.  
5000 Southlake Park, Suite 150  
Birmingham, AL 35244

**Grantee's Address:**  
5000 Southlake Park, Suite 150  
Birmingham, AL 35244

**Property Address:**  
5000 Southlake Park, Suite 150  
Birmingham, AL 35244

**Grantor's Address:**  
5000 Southlake Park, Suite 150  
Birmingham, AL 35244

**Purchase Price \$500,000.00**  
**Evidenced by Tax# 10 4 20 0 991 001.010**

**Close Date: June 25, 2025**

State of Alabama  
County of Shelby

## **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Gunslinger Properties, L.L.C., an Alabama Limited Liability Company** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **WG Property Holdings, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit 150, Building 5000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Instrument No. 20080731000309270 and amended by First Amendment recorded in Instrument No. 20081211000463630 and by Second Amendment recorded in Instrument No. 20090928000368020 and Third Amendment recorded in Instrument No. 20091030000406130 and Fourth Amendment recorded in Instrument No. 20101119000389370 in the Probate Office of Shelby County, Alabama, (to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, page 43, Map Book 40, page 118, Map Book 41, page 73 and Map Book 41, page 79 and Map Book 42, page 31 in said Probate Office); the By-Laws of Southlake Park as referred to in said Declaration of Condominium in Exhibit "B", together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise initiated.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the successors 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 successors 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 successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Gunslinger Properties, L.L.C. by its Member/Manager, who is/are authorized to execute this conveyance, has/have hereto set signature and seal, this the 25<sup>th</sup> day of June, 2025.

**Gunslinger Properties, L.L.C., an Alabama Limited Liability Company**

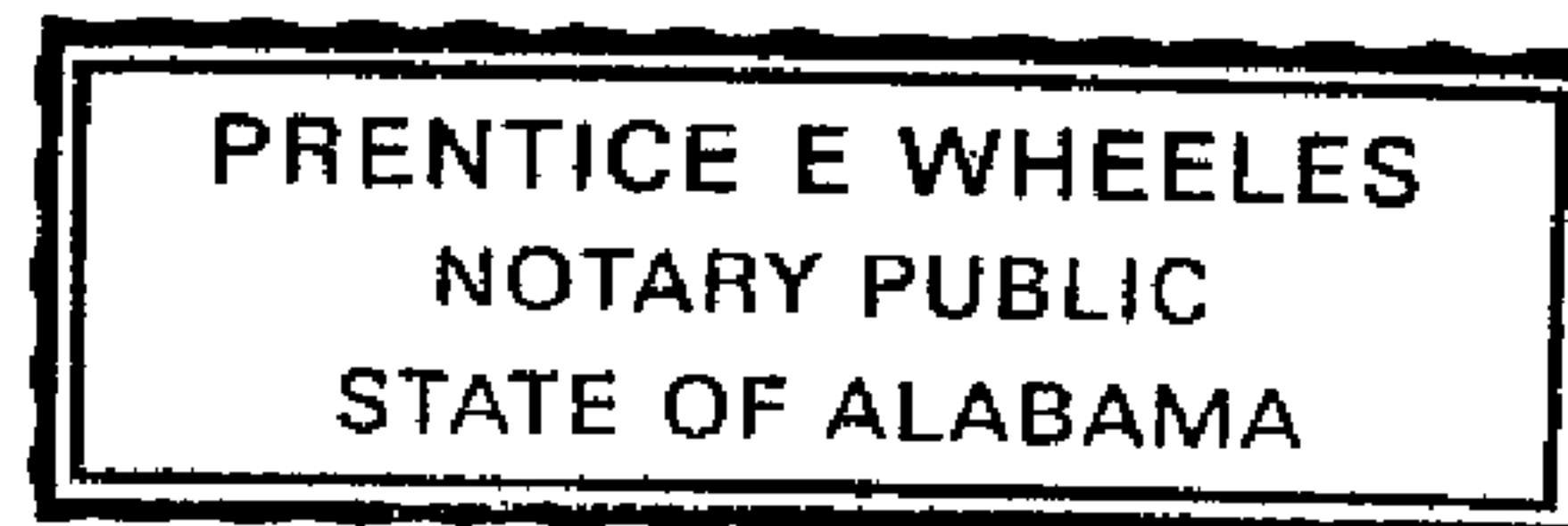
By: Michael Todd Wheelles  
**Michael Todd Wheelles, Member/Manager**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Michael Todd Wheelles**, whose name(s) as **Member/Manager of Gunslinger Properties, L.L.C.**, is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/shc/they, as such officer(s) and with full authority, excuted the same voluntarily on the day the same bears date.

Given under my hand and seal this the 25 day of June, 2025.

Prentice E Wheelles  
Notary Public  
My Commission Expires: 03/28/2029



*Alle S. Boyd*