

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Old Helena Holdings, LLC
3397 Helena Road
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars (\$625,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

G. H. Ascarzadeh and Hengameh Ascarzadeh, husband and wife

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Old Helena Holdings, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lots L, M, N and O, Block 16, according to the Survey of Joseph Squires Map of the Town of Helena, Alabama, as recorded in Map Book 3, page 121, in the Probate Office of Shelby County, Alabama

\$531,250.00 of the proceeds come from a mortgage recorded simultaneously herewith.


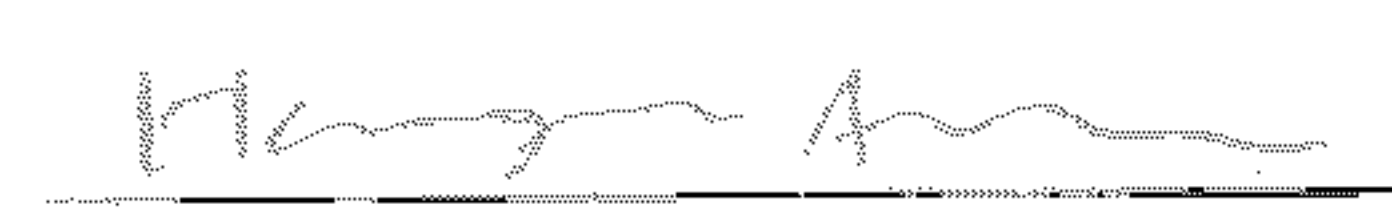
- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor;
 - (3) easement to Alabama Power Company recorded in Instrument #20141203000379700.

TO HAVE AND TO HOLD unto Grantee its successors and assigns, forever;

Poor Quality

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 17th day of July, 2025


G.H. Ascarzadeh

Hengameh Ascarzadeh

STATE OF _____
COUNTY OF _____

I, the undersigned Notary Public in and for said County and State, hereby certify that G. H. Ascarzadeh and Hengameh Ascarzadeh whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July, 2025.

Notary Public:
My Commission Expires 11/1/26

See Attached

California all purpose
Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange } ss

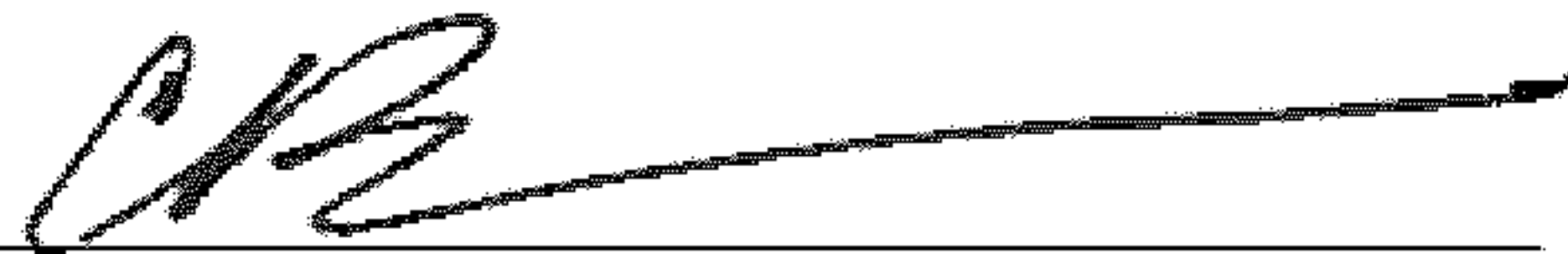
On 7/16/25, before me, Cheryl Bokano Notary Public, personally
Date (Here insert name of the officer)

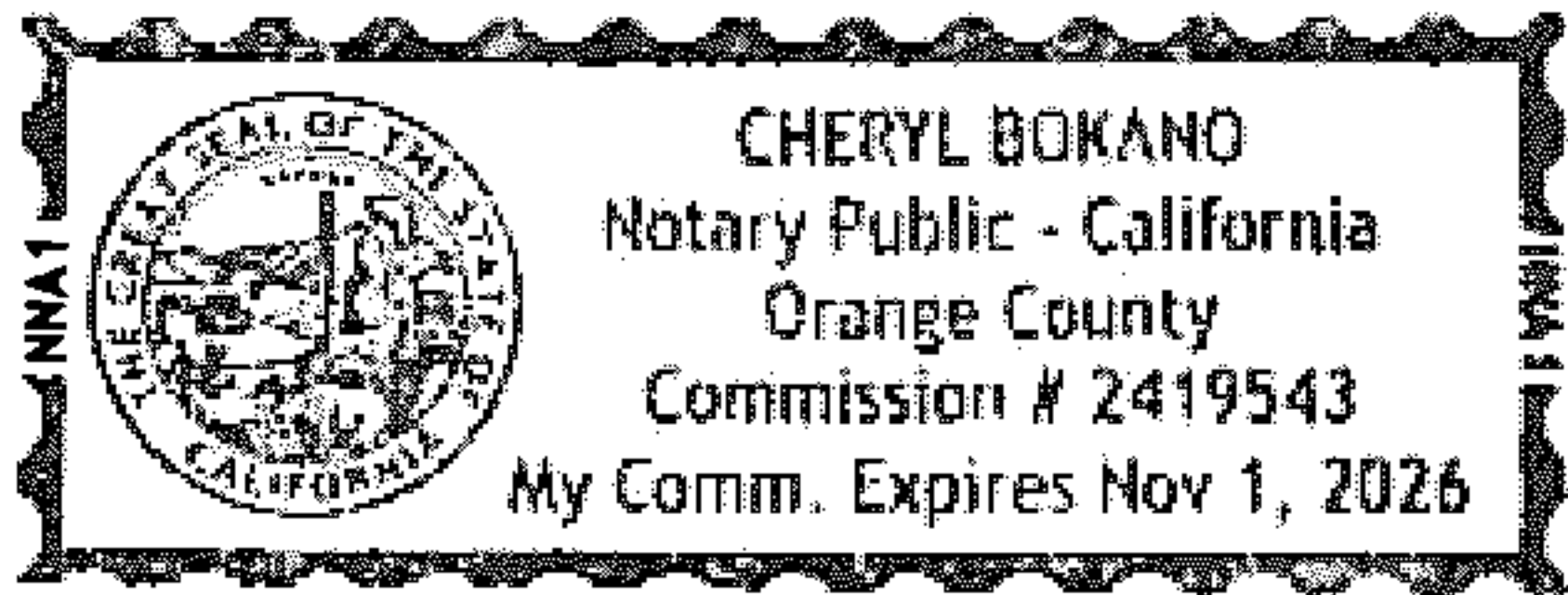
Appeared G. H. Ascarzadeh AND Hengameh Ascarzadeh

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 
Signature of Notary Public (Notary Seal)



OPTIONAL SECTION
DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document _____

Document Date _____ Number of Pages _____

CAPACITY(IES) CLAIMED BY SIGNER

Name of Signer _____

Title(s) _____

Signer is Representing: _____

Real Estate Sales Validation Form

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

Grantor's Name	G. H. Ascarzadeh and Hengameh Ascarzadeh	Grantee's Name	Old Helena Holdings, LLC
Mailing Address	68 Rotunda Irvine, CA 92602	Mailing Address	3397 Helena Road Helena, AL 35080
Property Address	3397 Helena Road Helena, AL 35080	Date of Sale	07/17/2025
		Total Purchase Price	\$625,000.00
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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.

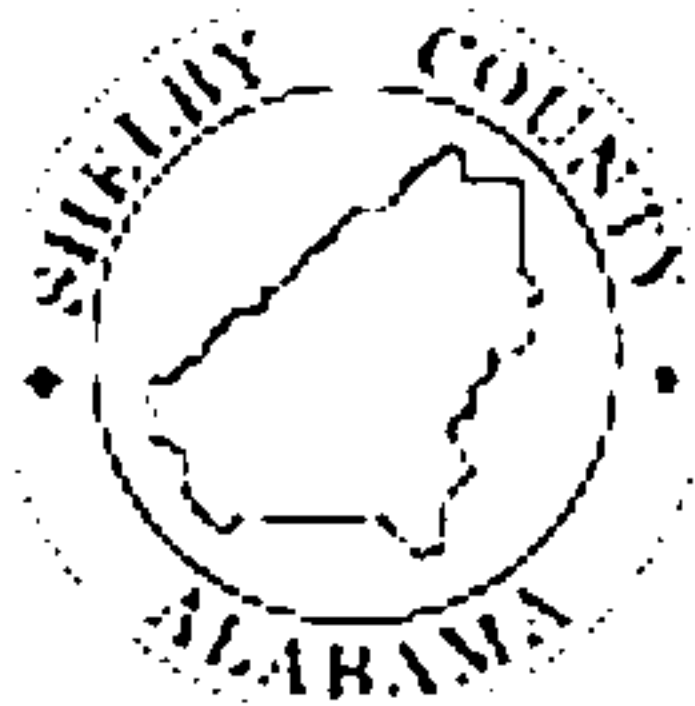
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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	7/17/2025	Print	David G. [Signature]
<input type="checkbox"/> Unattested	(verified by)	Sign	[Signature] (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2025 08:10:23 AM
\$122.00 PAYGE
20250723000222710

Form RT-1

Alexis Bayl