

SEND TAX NOTICE TO:

Cahaba Beach Properties, LLC
2009 Eagle Ridge Drive
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$85,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Seitz Properties, LLC, an Alabama Limited Liability Company**, whose address is 2512 Meadowood Circle, Birmingham, AL 35242 (hereinafter "Grantor", whether one or more), by **Cahaba Beach Properties, LLC, an Alabama Limited Liability Company**, whose address is 2009 Eagle Ridge Drive, Birmingham, AL 35242 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, **the address of which is 0 Eagle Ridge Drive, Birmingham, AL 35242 to-wit:**

Lot 2, according to the survey of Brook Highland Office Park, as recorded in Map Book 41, Page 17, in the Probate Office of Shelby County, Alabama.

PARCEL ID #: 03-9-31-0-001-019.003

The undersigned constitute all members of Seitz Properties, LLC, and further hereby confirm that there are no other members, and that this conveyance is executed in accordance with the Articles of Organization and/or Operating Agreement of Seitz Properties, LLC.

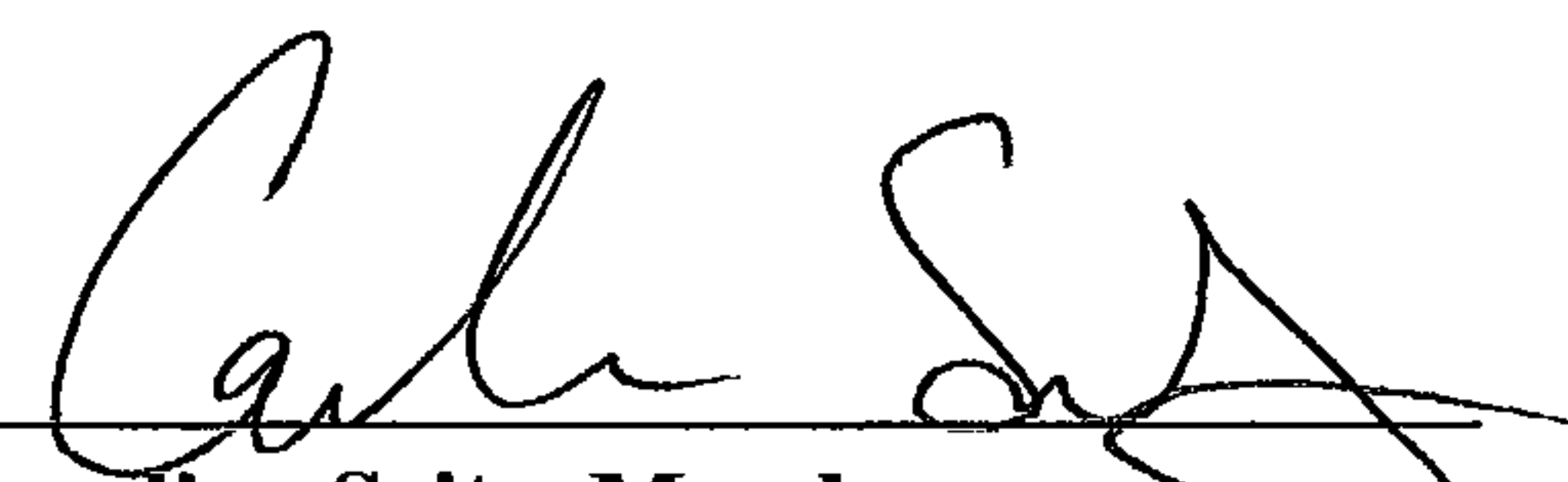
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's successors and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of July, 2025.

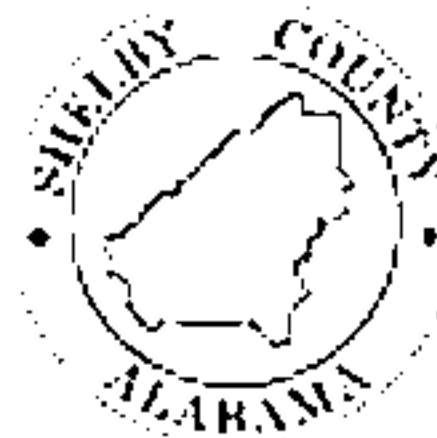
Seitz Properties, LLC, an Alabama Limited Liability Company

By: 
David P. Seitz, Member

By: 
Caroline Seitz, Member

By: 
Bert Seitz, Member

STATE OF ALABAMA
COUNTY OF SHELBY

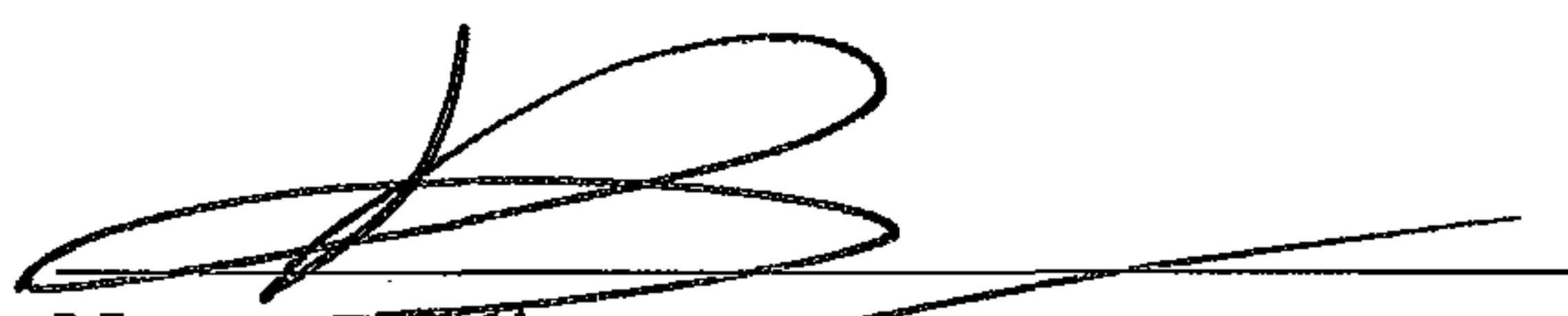


Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2025 02:13:31 PM
\$110.00 PAYGE
20250801000235400

Allen S. Byrd

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that David P. Seitz, Caroline Seitz, and Bert Seitz, whose names as Members of Seitz Properties, LLC, an Alabama Limited Liability Company, 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, as such Members and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, on the day the same bears date.

Given under my hand and official seal this 31st day of July, 2025.


Notary Public
Print Name: Kenneth B St John
My Commission Expires: 10/13/2026

