

PREPARED BY:

Jake K. Watson
Bradley Arant Boult Cummings LLP
1819 Fifth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:

TL Development, LLC
100 Applegate Court
Pelham, Alabama 35124

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is executed and delivered on this 12th day of August, 2025, by **TIMBERLINE INVESTMENTS, LLC**, an Alabama limited liability company ("Grantor"), in favor of **TL DEVELOPMENT, LLC**, an Alabama limited liability company ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property situated in the above-referenced county of Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference together with all right, title and interest of Grantor in and to all improvements, any other buildings and fixtures located thereon, and all rights, privileges and easements appurtenant thereto (the "Property").

The Property is conveyed subject to the following matters (collectively, the "Permitted Exceptions"):

1. All taxes for the year 2025 and subsequent years, not yet due and payable.
2. 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 and gravel in, on and under the Property.
3. All matters of record.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

[Real Estate Sales Validation Information Follows]

The following information is offered in lieu of submitting an RT-1 Real Estate Sales Validation Form pursuant to Section 40-22-1 of the Code of Alabama (1975) and is verified by the signature of Grantor below:

Grantor's name and mailing address:

Timberline Investments, LLC
100 Applegate Court
Pelham, Alabama 35124

Grantee's name and mailing address:

TL Development, LLC
100 Applegate Court
Pelham, Alabama 35124

Property address:

Unaddressed property
on Oakmont Circle in Calera, AL.
See Exhibit A for description

Date of Transaction:

Date first set forth above

Assessor's Market Value:

\$3,316.00


The assessor's market value claimed in this instrument can be verified by examining the tax assessor's records for the Property.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

GRANTOR:

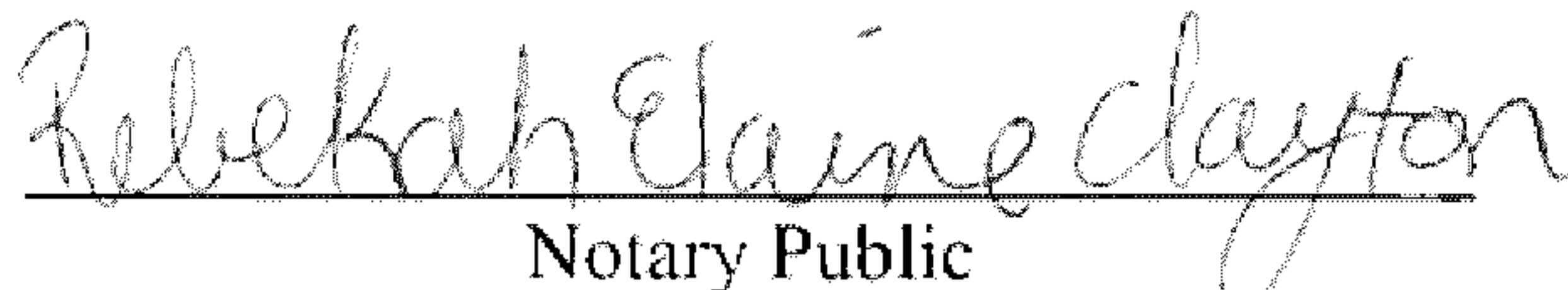
TIMBERLINE INVESTMENTS, LLC, an Alabama limited liability company

By: 
Name: Delton L. Clayton
Its: Manager

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Delton L. Clayton, whose name as manager of **TIMBERLINE INVESTMENTS, LLC**, an Alabama limited liability company, 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 the instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 12th day of August, 2025.


Notary Public

[NOTARIAL SEAL]

My commission expires: 03/20/2029

REBEKAH ELAINE CLAYTON
Notary Public, Alabama State At Large
My Commission Expires 03/20/2029

Exhibit A**Legal Description**

Commence at the Northeast corner of the Northwest one-fourth of the Southwest one-fourth of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama; thence proceed South 01° 07' 43" East along the East boundary of said quarter-quarter section for a distance of 965.59 feet to a 1" open top pipe in place; thence continue South 01° 07' 43" East along the East boundary of said quarter-quarter section for a distance of 72.90 feet to the point of beginning. From this beginning point proceed South 02° 03' 12" East along the East boundary of said quarter-quarter section for a distance of 247.72 feet; thence proceed South 62° 13' 54" West for a distance of 50.78 feet; thence proceed North 30° 13' 26" West for a distance of 38.99 feet; thence proceed North 35° 08' 06" West for a distance of 38.99 feet; thence proceed North 40° 02' 46" West for a distance of 38.99 feet; thence proceed North 44° 28' 33" West for a distance of 39.00 feet; thence proceed North 49° 35' 14" West for a distance of 224.86 feet to a ½" rebar in place; thence proceed North 89° 34' 55" East for a distance of 301.74 feet to the point of beginning.

The above-described land is located in the Northwest one-fourth of the Southwest one-fourth of Section 6, Township 24 North, Range 14 East, Shelby County, Alabama and contains 0.97 acres.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2025 11:37:19 AM
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Allen S. Bayl