

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred and No/100 Dollars and other good and valuable considerations to the undersigned **BITE FAMILY PARTNERSHIP, LTD.**, an Alabama limited partnership a/k/a Bite Family Partnership, Ltd (“Grantor”), in hand paid by Grantee herein, the receipt and sufficiency of which are hereby acknowledged, Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto **BLUE SKYLINE, LLC**, an Alabama limited liability company (“Grantee”), its successors and assigns, the following described real estate (the “Property”), situated in Shelby County, Alabama:

Lot 2, according to the Survey of Pelham Parkway North Commercial Subdivision, as recorded in Map Book 27, Page 113 in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to (1) ad valorem taxes and governmental assessments not currently due and payable, (2) any and all easements, restrictions, reservations and rights-of-way affecting the Property which are of record in the Office of the Judge of Probate of said County, (3) any matters which a current survey or inspection of the Property would reveal, and (4) any and all rights, title and interests arising out of any prior grants and reservations of oil, gas, coal and other minerals affecting the Property.

TO HAVE AND TO HOLD, the aforementioned premises, together with all improvements, easements and appurtenances thereunto appertaining, unto Grantee, its successors and assigns, **FOREVER**.

Grantor does covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the aforementioned premises, that they are free from all encumbrances except as hereinabove provided, that Grantor has a good right to sell and convey the same to Grantee, its successors and assigns, and that Grantor will warrant and defend the premises to Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons, except as hereinabove provided.

[SIGNATURE AND ACKNOWLEDGEMENT ON FOLLOWING PAGE]

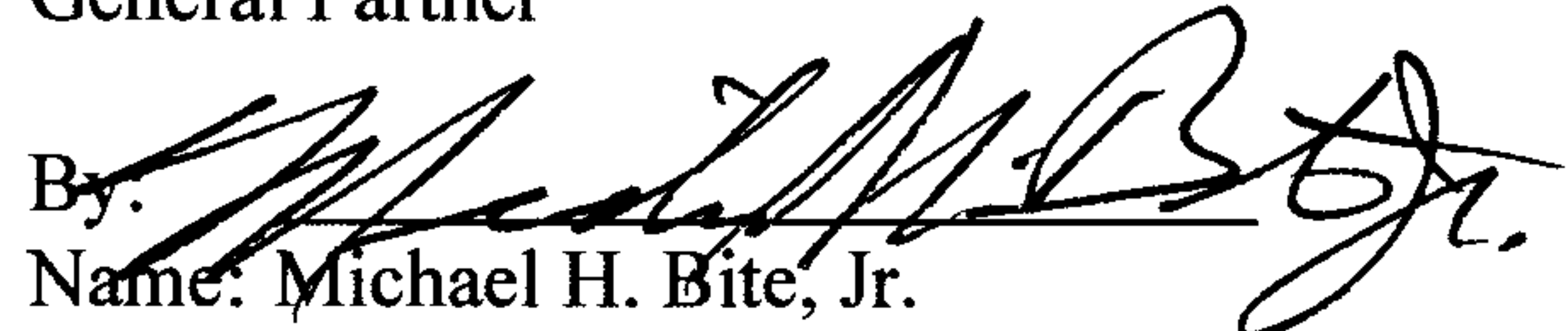
THIS INSTRUMENT PREPARED BY:

Blake A. Piel
Capell & Howard, P.C.
150 South Perry Street (36104)
P.O. Box 2069 (36102-2069)
Montgomery, Alabama
(334) 241-8000

IN WITNESS WHEREOF, BITE FAMILY PARTNERSHIP, LTD., an Alabama limited partnership, has caused this instrument to be executed in its name and behalf, and its seal affixed as of the 13th day of August, 2025.

BITE FAMILY PARTNERSHIP, LTD., (SEAL)
an Alabama limited partnership

By: Bite Management LLC,
an Alabama limited liability company
Its: General Partner

By: 
Name: Michael H. Bite, Jr.
Title: Authorized Member

STATE OF ALABAMA
Jefferson COUNTY

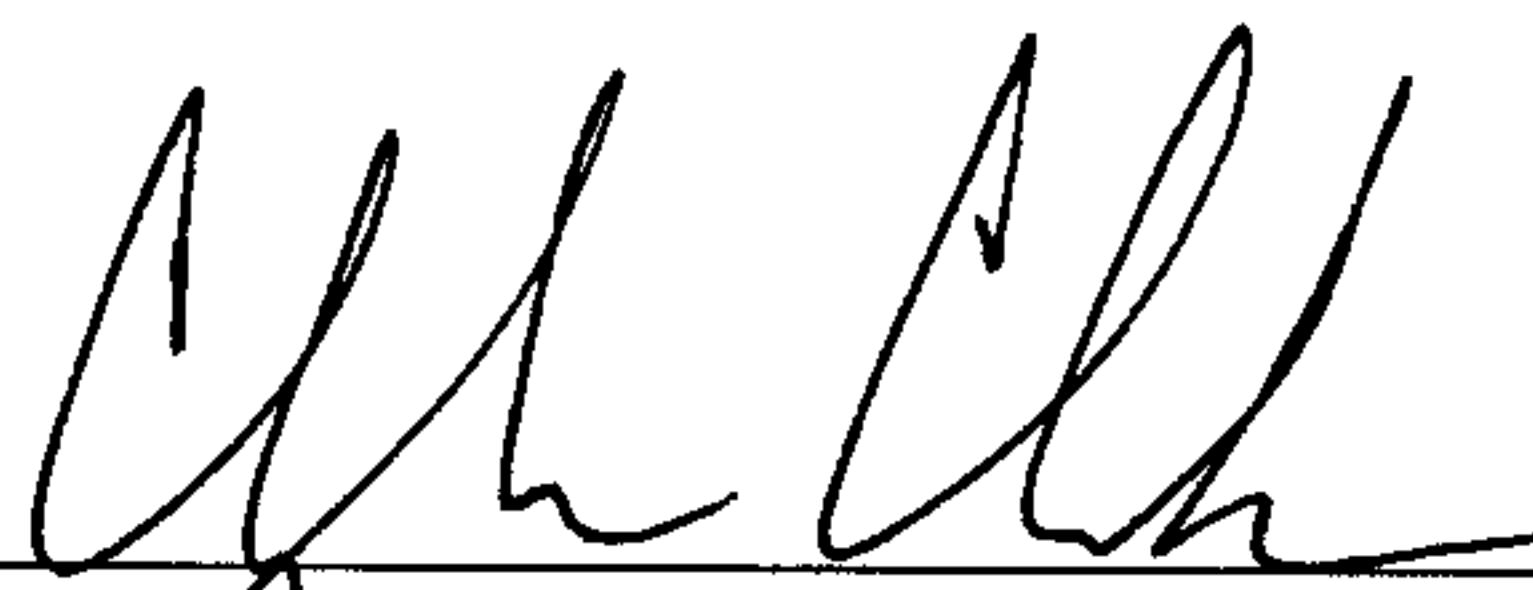
I, the undersigned Notary Public in and for said State at Large, hereby certify that Michael H. Bite, Jr., whose name as Authorized Member of Bite Management LLC, an Alabama limited liability company and General Partner of Bite Family Partnership, Ltd., an Alabama limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company in its capacity as the General Partner of said limited partnership as of the date hereof.

Given under my hand on this the 11th day of August, 2025.

[SEAL]

CLAYTON MOATES CLARK
Notary Public
Alabama State at Large

My Commission Expires
March 7, 2027


NOTARY PUBLIC
My commission expires: 08-11-2025

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>Bite Family Partnership, Ltd.</u>	Grantee's Name	<u>Blue Skyline, LLC</u>
Mailing Address	<u>2011 Park Place, Suite 1040</u>	Mailing Address	<u>448 St. Lukes Dr.</u>
	<u>Birmingham, Alabama 35203</u>		<u>Montgomery, Alabama 36117</u>
Property Address	<u>3308 Pelham Parkway</u>	Date of Sale	<u>August 13, 2025</u>
	<u>Pelham, Alabama 35124</u>		
		Total Purchase Price	<u>\$1,000,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

- ☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

- ☐ Appraisal
☒ Other

*No Deed Tax Due - Deed Filed
Simultaneously with Mortgage
covering full Purchase Price.*

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).



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/14/2025 08:13:13 AM
 \$29.00 KELSEY
 20250814000248410

BITE FAMILY PARTNERSHIP, LTD., (SEAL)
an Alabama limited partnership

By: Bite Management LLC,
 an Alabama limited liability company
 Its: General Partner

By: *Michael H. Bite, Jr.*
 Name: Michael H. Bite, Jr.
 Title: Authorized Member

(Grantor/Grantee/Owner/Agent) circle one

DATE: August 13, 2025

X Unattested

(verified by)