

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Triple Play, L.L.C.
1380 Highland St
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED TWENTY FIVE THOUSAND and 00/100 Dollars (\$325,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Emily Kelley as Personal Representative of the Estate of Patricia Grund Cummings, deceased, Case No. 2025PC019 in the Probate Court of Bibb County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Triple Play, L.L.C., an Alabama limited liability company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwesterly corner of Lot 33, according to the original plan of the Town of Montevallo, Alabama; thence Northeasterly along the South line of Main Street run 30.00 feet to the Point of Beginning; thence continue along last described course 47.91 feet; thence right 90 degrees and run 3.08 feet; thence left 90 degrees and run 16.00 feet; thence right 90 degrees and run 44.83 feet; thence right 90 degrees and run 94.00 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

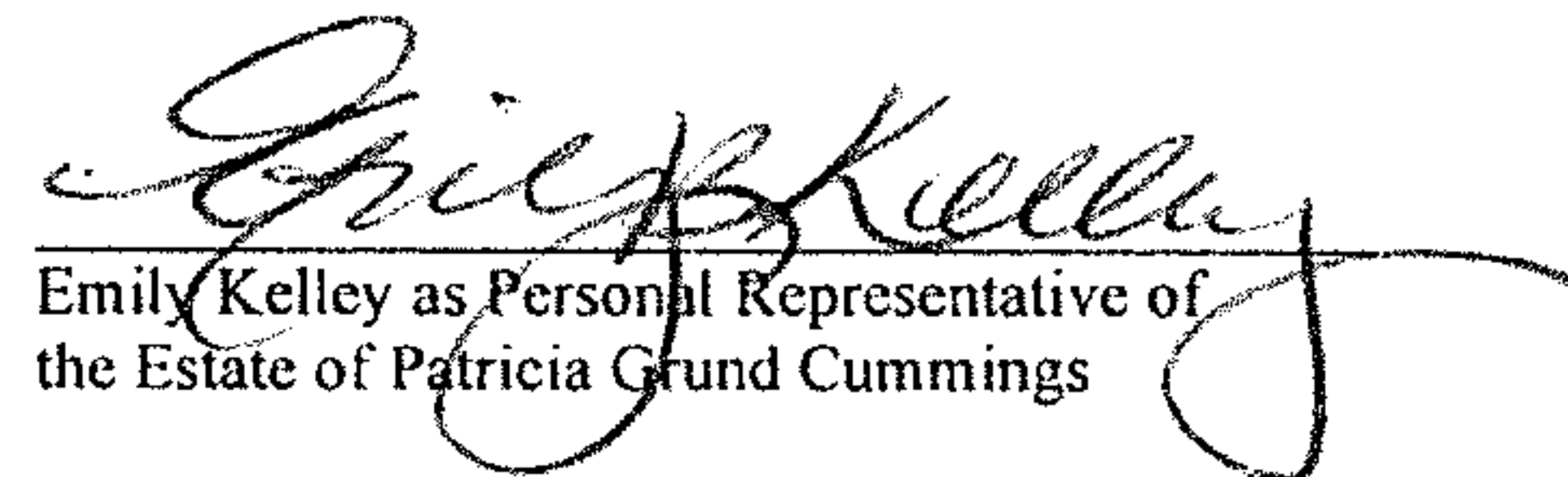
~~\$320,000.00~~ of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

Patricia Grund Cummings is one and the same person as Patricia Yvonne Grund in that certain Deed recorded at Inst # 20190823000311810 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the Grantor does for herself/itself and for her/its heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that she/it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she/it has a good right to sell and convey the same as aforesaid; that she/it will, and her/its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 6th day of August, 2025.

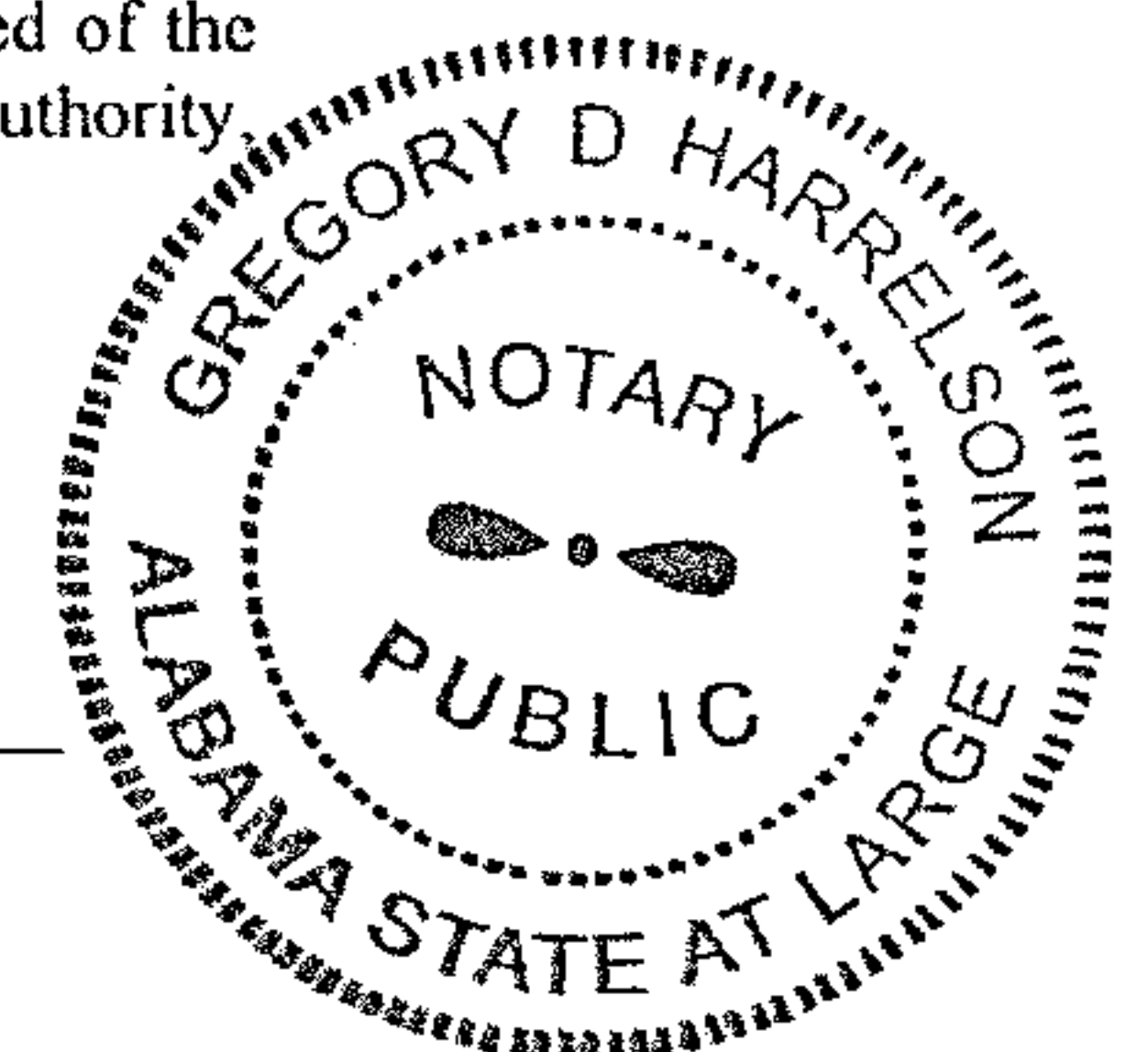

Emily Kelley as Personal Representative of
the Estate of Patricia Grund Cummings

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Emily Kelley in her capacity as Personal Representative of the Estate of Patricia Grund Cummings, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity and as such Personal Representative, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of August, 2025.


NOTARY PUBLIC
My Commission Expires: 08/21/2027



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Estate of Patricia Grund Cummings
 Mailing Address 112 Legacy Park Dr
 Pelham, AL 35124

Grantee's Name Triple Play L.L.C.
 Mailing Address 1380 Highland St
 Montevallo, AL 35115

Property Address 5499 Villa Trace
 Hoover, AL 35244

Date of Sale 08/06/2025
 Total Purchase Price \$ 325,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/15/2025 02:23:28 PM
 \$30.00 KELSEY
 20250815000251160

The purchase price or actual value of 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

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 _____

Print Emily Kelley

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1