

This Instrument was Prepared by:
I Source Title and Escrow
Becky A Mead
1707 Orlando Central Parkway,
Suite 301A,
Orlando, FL 32809
AL-25-2056

Source of Title:
Parcel I – Instrument No.: 20100930000322290
Parcel I: 09-4-17-0-001-024.008
Parcel II – Instrument No.: 20100930000322290
Parcel II: 09-4-17-0-001-025.000
Parcel III – Instrument No.: 20100930000322290
Parcel III: 09-4-17-0-001-024.007
Parcel IV – Instrument No.: 20160114000014520
Parcel IV: 09-4-17-0-001-024.000
Parcel V – Instrument No.: 20160114000014520
Parcel V: 09-4-17-0-001-024.009
Parcel VI – Instrument No.: 20100930000322280
Parcel VI: 09-4-17-0-001-025.001

Grantee's Address:
Nova Rental Properties LLC,
an Alabama Limited Liability Company
2004 Butler Rd
Alabaster, AL 35007

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FIVE HUNDRED ONE THOUSAND FIVE HUNDRED AND 00/100 (\$501,500.00), and other good and valuable consideration in hand paid to **James F. Davies and Mary E. Davies, Trustees of Davies Living Trust dated August 31, 2000 a/k/a The Davies Living Trust** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **Nova Rental Properties LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 22 of August, 2025.

Davies Living Trust dated August 31, 2000

By: James F. Davies, Trustee
James F. Davies, Trustee

By: Mary E. Davies, Trustee
Mary E. Davies, Trustee

STATE OF ALABAMA
COUNTY OF Shelby

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 22 day of August, 2025, by James F. Davies and Mary E. Davies, Trustees of Davies Living Trust dated August 31, 2000, (☐) who is/are personally known to me or (☐) who has/have produced AL Driver's License as identification.

April Smith
Signature of Notary Public

April Smith
Print, Type/Stamp Name of Notary

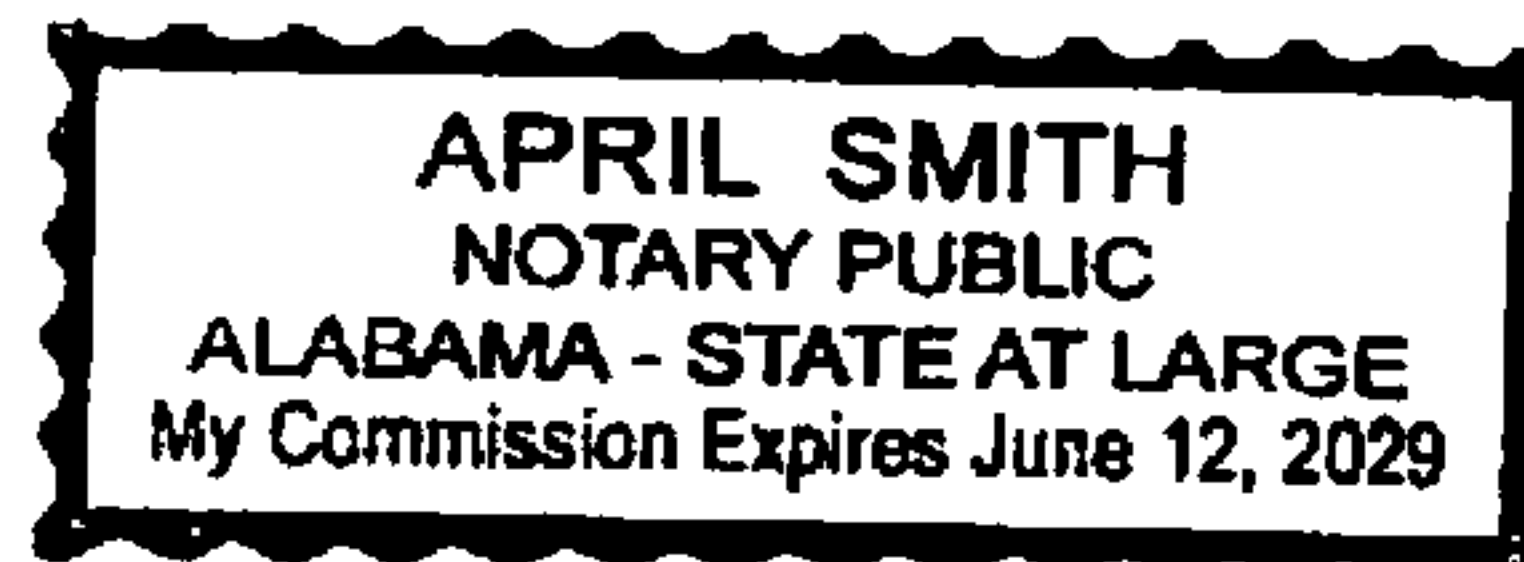


EXHIBIT "A"

**Property Address: 36 Salser Lane
Birmingham, AL 35242**

Property 1:

Parcel I: (09-4-17-0-001-024.008) 66 Salser Lane

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction for a distance of 234.74 feet to the point of beginning; thence continue last described course for a distance of 95.42 feet to the point of commencement of a curve to the left, having a central angle of 1 degree, 20 minutes, 48 seconds and a radius of 2321.41 feet; thence run in a Northerly direction along the arc of said curve for a distance of 54.56 feet; thence turn an interior angle to the left of 93 degrees, 31 minutes, 08 seconds from the chord of said curve and run in an Easterly direction for a distance of 200.36 feet; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Southerly direction for a distance of 150.00 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction for a distance of 200.00 feet to the point of beginning.

Parcel II: (09-4-17-0-001-025.000) - Land

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the right of 90 degrees, 11 minutes, 00 seconds and run in an Easterly direction for a distance of 174.98 feet to the point of beginning; thence turn a deflection angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction for a distance of 104.74 feet; thence turn a deflection angle to the right of 86 degrees, 06 minutes, 00 seconds and run in a Easterly direction for a distance of 235.17 feet; thence turn a deflection angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Southerly direction for a distance of 104.50 feet; thence turn a deflection angle to the right of 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction for a distance of 242.29 feet to the point of beginning.

Parcel III: (09-4-17-0-001-024.007) 56 Salser Lane

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees 49 minutes 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way line of Old Highway 280; thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Northerly direction along said right of way line for a distance of 164.74 feet to the point of beginning; thence continue last described course for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Southerly direction for a distance of 70.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in a Westerly direction for a distance of 220.00 feet to the point of beginning.

Parcel IV: (09-4-17-0-001-024.000) 55 Salser Lane

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; and run in a Northerly direction along the Westerly line of said quarter-quarter section 330.00 feet; thence turn an angle to the left 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction 64.02 feet to a point on the Easterly right of way of Old Highway 280; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in a Northerly direction along said right of way line 104.74 feet to the point of beginning; thence continue along last described course 60.00 feet; thence turn an angle to the right 86 degrees, 06 minutes, 00 seconds and run in an Easterly direction 220.00 feet; thence turn an angle to the left 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction 70.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 20.00 feet; thence turn an angle to the right 93 degrees, 54 minutes, 00 seconds and run in Northerly direction 150.00 feet; thence turn an angle to the left 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction 200.36 feet to a point on a curve to the left of the Easterly right of way line of Old Highway 280; said curve having a central angle of 3 degrees, 23 minutes, 14 seconds and a radius of 2,321.41 feet; thence turn an angle to the right 91 degrees, 09 minutes, 06 seconds to the chord of said curve and run along the arc of said curve in a Northerly direction for a distance of 137.24 feet; thence turn an angle to the right of 89 degrees, 15 minutes, 23 seconds from the chord of said curve and run in an Easterly direction 414.38 feet; thence turn an angle to the right 58 degrees, 19 minutes, 54 seconds and run in a Southeasterly direction 128.59 feet; thence turn an angle to the left 3 degrees, 45 minutes, 23 seconds and run Southeasterly 50.00 feet; thence turn an angle to the left 14 degrees, 00 minutes, 00 seconds and run Southeasterly 50.00 feet; thence turn an angle to the right 14 degrees, 31 minutes, 00 seconds and run southeasterly 35.00 feet; thence turn an angle to the right 10 degrees, 00 minutes, 00 seconds and run Southeasterly 43.00 feet; thence turn an angle to the left 05 degrees, 00 minutes, 00 seconds and run Southeasterly 30.00 feet; thence turn an angle to the right 25 degrees, 00 minutes, 00 seconds and run in a Southerly direction 40.00 feet; thence turn an angle to the right 13 degrees, 00 minutes, 00 seconds and run in a Southerly direction 60.00 feet; thence turn an angle to the right 16 degrees, 00 minutes, 00 seconds and run in a Southwesterly direction 40.25 feet; thence turn an angle to the left 114 degrees, 30 minutes, 00 seconds and run in an Easterly direction 115.79 feet; thence turn an angle to the right 89 degrees, 49 minutes, 00 seconds and run in a Southerly direction 104.50 feet; thence turn an angle to the right 90 degrees, 11 minutes, 00 seconds and run in a Westerly direction 239.94 feet; thence turn an angle to the right 90 degrees, 00 minutes, 00 seconds and run in a Northerly direction 104.50 feet; thence turn an angle to the left 90 degrees, 00 minutes, 00 seconds and run in a Westerly direction 475.17 feet to the point of beginning.

LESS AND EXCEPT: (09-4-17-0-001-024.009) Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees 49 minutes 00 seconds and run in a Westerly direction for a distance of 64.02 feet to a point on the Eastern right of way line of Old Highway 280 (100' right of way), thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Northerly direction along said right of way line for a distance of 104.74 feet to the POINT OF BEGINNING; thence continue along last stated course and along said right of way for a distance of 60.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 46 degrees 57 minutes 00 seconds and run in a

Southeasterly direction for a distance of 81.92 feet; thence turn a deflection angle to the right of 133 degrees 03 minutes 00 seconds and run in a Westerly direction for a distance of 280.00 feet to a point on the Eastern right of way line of Old Highway 280 and the POINT OF BEGINNING.

Parcel V: (09-4-17-0-001-024.009) 46 Salser Lane

Commence at the Southwest corner of the Northwest quarter of the Southeast quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama, thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet; thence turn a deflection angle to the left of 89 degrees 49 minutes 00 seconds and run in a Westerly direction for a distance of 64.02 feet to a point on the Eastern right of way line of Old Highway 280 (100' right of way), thence turn a deflection angle to the right of 93 degrees 54 minutes 00 seconds and run in a Northerly direction along said right of way line for a distance of 104.74 feet to the POINT OF BEGINNING; thence continue along last stated course and along said right of way for a distance of 60.00 feet; thence turn a deflection angle to the right of 86 degrees 06 minutes 00 seconds and run in an Easterly direction for a distance of 220.00 feet; thence turn a deflection angle to the right of 46 degrees 57 minutes 00 seconds and run in a Southeasterly direction for a distance of 81.92 feet; thence turn a deflection angle to the right of 133 degrees 03 minutes 00 seconds and run in a Westerly direction for a distance of 280.00 feet to a point on the Eastern right of way line of Old Highway 280 and the POINT OF BEGINNING.

Parcel VI: (09-4-17-0-001-025.001) 36 Salser Lane

Commence at the Southwest corner of the Northwest Quarter of the Southeast Quarter of Section 17, Township 19 South, Range 1 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said quarter-quarter section for a distance of 330.00 feet to the point of beginning; thence turn a deflection angle to the left of 89 degrees, 49 minutes, 00 seconds and run in a Westerly direction for a distance of 64.02 feet to a point on the Westerly right of way line of Old Highway 280; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Northerly direction along said right of way line for a distance of 104.74 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds, and run in an Easterly direction for a distance of 240.00 feet; thence turn an interior angle to the left of 86 degrees, 06 minutes, 00 seconds and run in a Southerly direction for a distance of 104.74 feet; thence turn an interior angle to the left of 93 degrees, 54 minutes, 00 seconds and run in a Westerly direction for a distance of 175.98 feet to the point of beginning.

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

Grantor's Name	Davies Living Trust dated August 31, 2000	Grantee's Name	Nova Rental Properties LLC
Mailing Address	2575 Comanche Drive Birmingham, AL 35244	Mailing Address	2004 Butler Rd Alabaster, AL 35007
Property Addresses	36 Salser Lane 46 Salser Lane 55 & 56 Salser Lane 66 Salser Lane Birmingham, AL 35242	Date of Sale	August 22, 2025
		Total Purchase Price	\$501,500.00
		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)

☐ 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 8/22/25

Print JAMES F DAVIES

☐ Unattested

Sign Jam F Davies

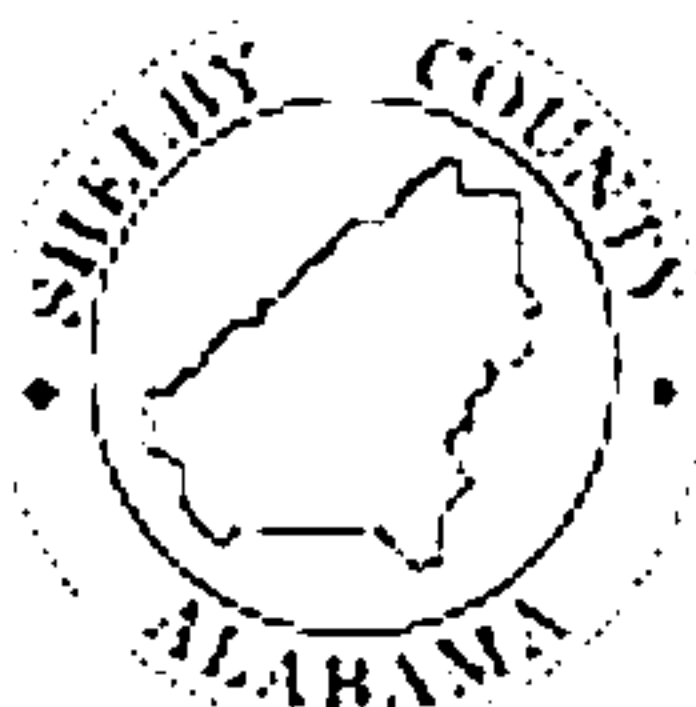
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms

MARY E DAVIES
Mary E. Davies



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/25/2025 08:53:37 AM
 \$536.50 BRITTANI
 20250825000259710

Allen S. Bayl