

SPECIAL WARRANTY DEED

THIS INDENTURE was made September 5, 2025, between Acton Investments LLC, a limited liability company, having an address at 2834 Acton Place, Birmingham, AL 35243 ("Grantor"), and HBB Investments LLC, a limited liability company, having an address at 1086 Spring Garden Street, Indian Springs, AL 35124 ("Grantee").

KNOW ALL MEN BY THESE PRESENTS, that Grantor, in consideration of One Million One Hundred Twenty-Five Thousand Dollars (\$1,125,000.00) and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby grant, release and convey unto Grantee and the legal representatives, successors and assigns of Grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Pelham, the County of Shelby and the State of Alabama, being more particularly described in **Exhibit A** attached hereto and made a part hereof,

TOGETHER with all rights, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof,


TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto Grantee and the legal representatives, successors and assigns of Grantee forever.

Grantor covenants that Grantor has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as set forth herein.

IN WITNESS WHEREOF Grantor has duly executed this deed on the date first above written.

ACTON INVESTMENTS, LLC

By 
Douglas Acton
as Member of Acton Investments, LLC

STATE OF ALABAMA)

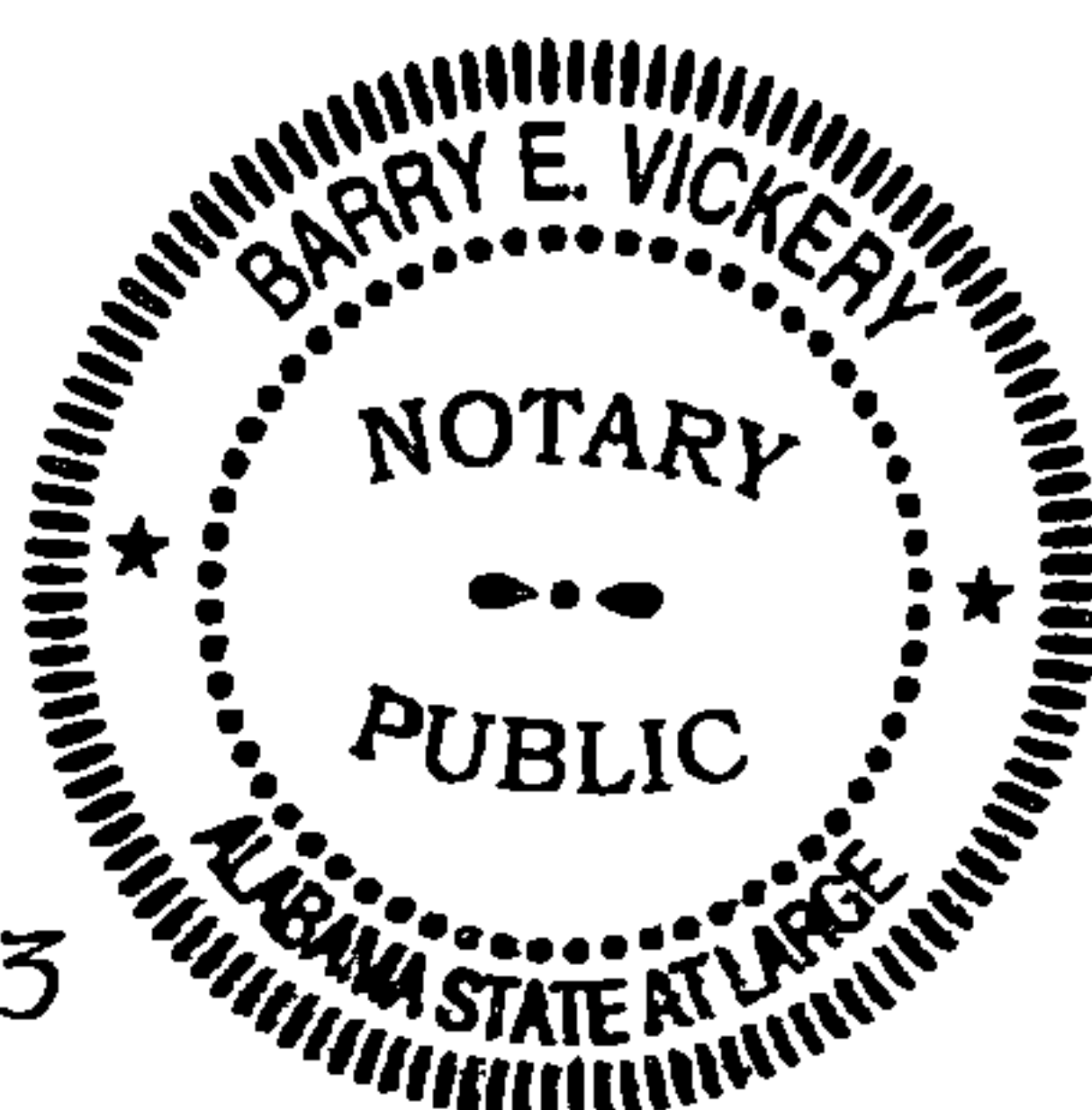
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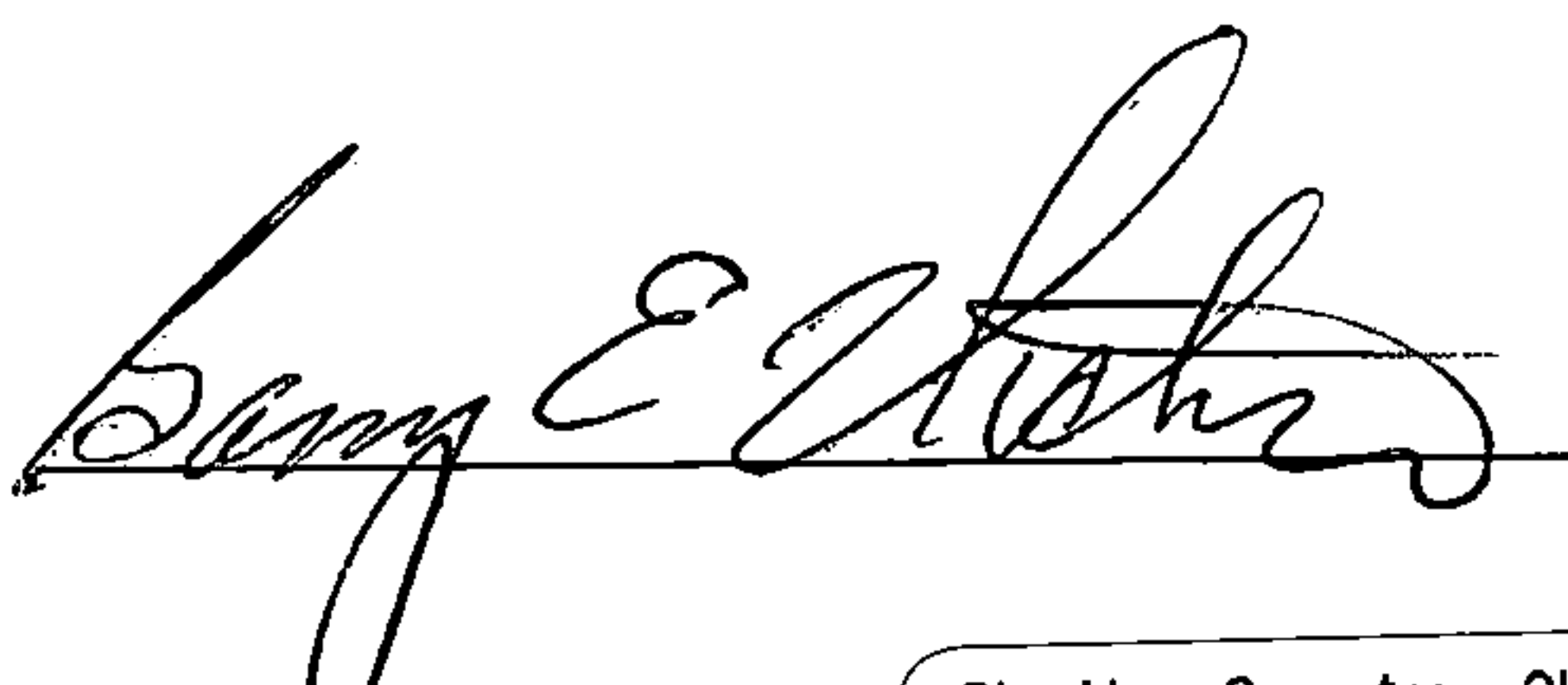
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said State, hereby certify that Douglas Acton as Member of Acton Investments, LLC, whose signed to the foregoing conveyance, and who known to me, acknowledged before me this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September 2025.

Prepared by:
Covenant Law Firm, PC
2230 3rd Ave N.
Birmingham, AL 35203







20250908000273310 2/3 \$253.00
Shelby Cnty Judge of Probate, AL
09/08/2025 09:13:24 AM FILED/CERT

EXHIBIT A

Property Description

PROPERTY DESCRIPTION

Office Building located at 2007 Old Montgomery Highway, Pelham, Alabama 35244, Shelby County, with the following legal description:

LOT 6, ACCORDING TO THE RIVERCHASE TRADE CENTER, AS RECORDED IN MAP BOOK 12, PAGE 24, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Acton Investments, LLC
Mailing Address 2834 Acton Place
Birmingham, AL 35243

Grantee's Name HBB Investments, LLC
Mailing Address 1086 Spring Garden St.
Indian Springs, AL 35124

Property Address 2007 Old Montgomery Hwy
Birmingham, AL 35244

Date of Sale 9-5-2025

Total Purchase Price \$ 1,125,000.00

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



20250908000273310 3/3 \$253.00
Shelby Cnty Judge of Probate, AL
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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 9-5-2025

Print

Doug Acton Acton Investments

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-