

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Matalka Property Management, LLC
2000 Southlake Park, Ste 250
Birmingham, Alabama 35244

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this September 12, 2025, That for and in consideration of **FIVE HUNDRED SEVENTY FIVE THOUSAND AND NO/100 (\$575,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **JP PROPERTY MANAGEMENT, LLC, an Alabama limited liability company,** (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the GRANTEE, **MATALKA PROPERTY MANAGEMENT, LLC,** (herein referred to as "Grantee"), Grantee's heirs and assigns, any and all of the respective Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

Unit 250, Building 2000, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Inst. No. 20080731000309270 and amended by First Amendment as recorded in Inst. No. 20081211000463630 and by Second Amendment recorded in Inst. No. 20090928000368020 and Third Amendment recorded in Inst. No. 20091030000406130 and Fourth Amendment as recorded in Inst. No. 20101119000389370, in the Probate Office of Shelby County, Alabama (to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, Page 43; Map Book 40, Page 118, Map Book 41, Page 73, Map Book 41, Page 79; Map Book 42, Page 31; Map Book 42, Page 105; Map Book 42, Page 143; Map Book 45, Page 98 and Map Book 48, Page 19, in said Probate Office; the By-Laws of Southlake Park as referred to in said Declaration of Condominium in Exhibit B, together with an undivided interest in the Common elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium.

Subject to:

1. General and special taxes or assessments for the year 2025 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.

6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 40, Page 43.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, Grantee's heirs and assigns forever.

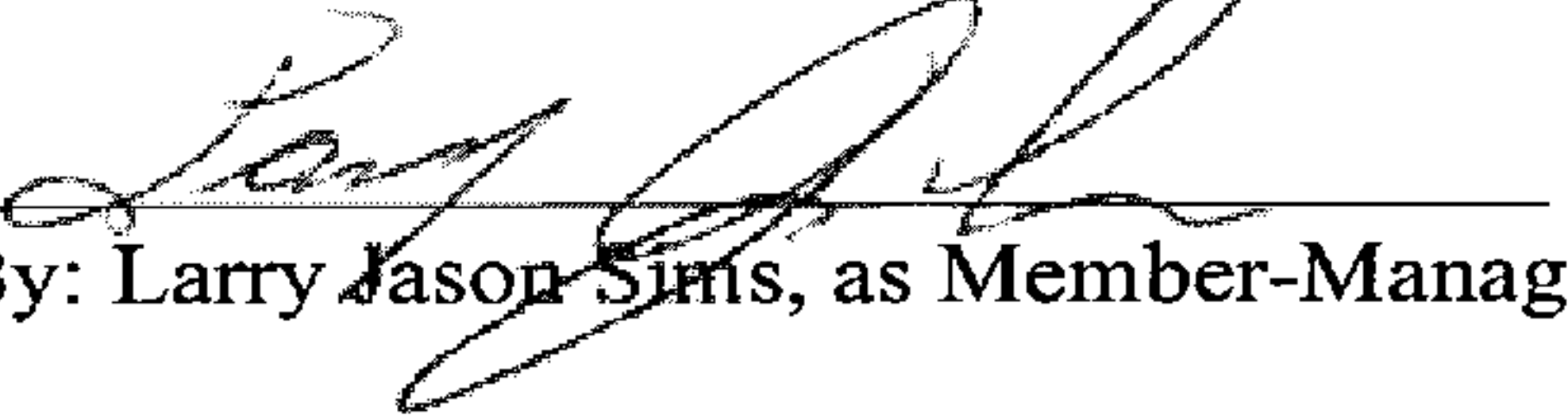
AND SAID GRANTORS, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 12, 2025.

GRANTOR:

JP Property Management, LLC

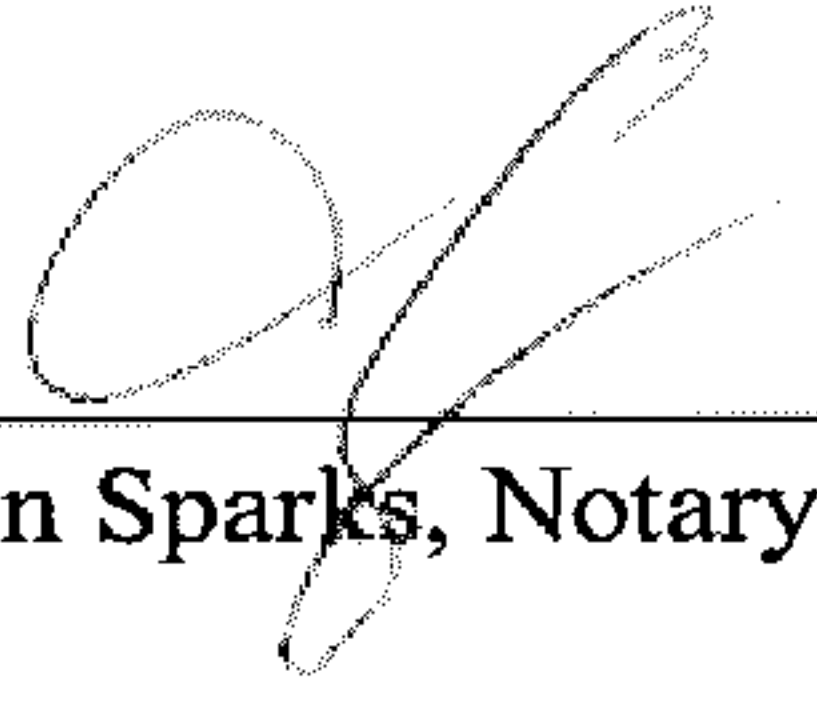

By: Paul B. Marks, as Member-Manager


By: Larry Jason Sims, as Member-Manager

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Paul B. Marks and Larry Jason Sims, each as Member-Managers of and for JP Property Management, LLC, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Paul B. Marks and Larry Jason Sims as Member-Managers of and for JP Property Management, LLC executed the same voluntarily with full authority as Member-Managers of said company, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of September 12, 2025.


C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 2027



