

Send tax notice to:
Micah Anthony Thompson
1540 Southern Drive
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025298

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **T2, LLC, a limited liability company**, whose mailing address is **6234 Eagle Point Circle, Birmingham, AL 35242**, (hereinafter referred to as "Grantor") by **Micah Anthony Thompson and Emma Christine Thompson** whose property address is: **1540 Southern Drive, Birmingham, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 45, according to the Survey of Oak Ridge, Second Sector, as recorded in Map Book 10, page 50 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Building setback lines, rights of way and easements as shown on Map Book 10, page 50 A & B in the Probate Office
3. Agreement with Alabama Power Company for underground residential distribution recorded in Real 106, page 529 in the Probate Office.
4. Restrictions, covenants and conditions as set out in Real 106, page 532; Real 109, page 562, and Real 170, page 615, and any amendments thereto.
5. Declaration of Assumption of Architectural Control Committee of Oak Ridge Subdivision, as recorded in Instrument No. 1995-30053 in the Probate Office.

There have been no amendments or alterations of the Articles of Organization or Operating Agreement of T2, LLC.

\$300,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor, T2, LLC, by , its , who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 19 day of September, 2025.

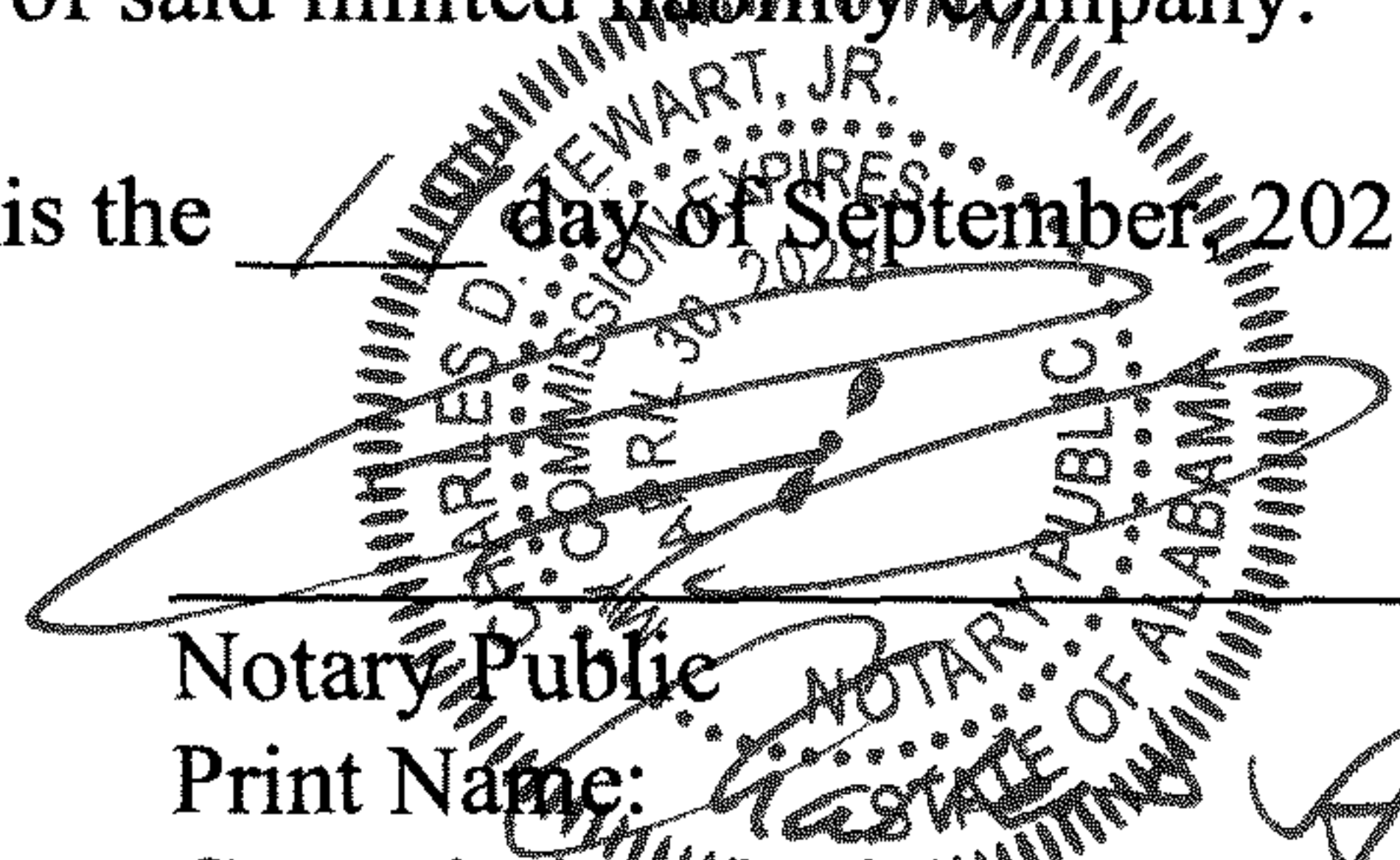
T2, LLC

By: C Alan Thompson, MEMBER
C Alan Thompson, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C Alan Thompson, whose name as Member of T2, LLC, 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 the said instrument and with full authority, executed the same voluntarily for and as an act of said limited liability company.

Given under my hand and official seal this the 19 day of September, 2025.


Notary Public
Print Name: James D. Stewart, Jr.
Commission Expires: 9-30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/22/2025 09:49:22 AM
\$125.00 JOANN
20250922000290040

Allie S. Boyd