

This Instrument was Prepared by:

Send Tax Notice To: Ammersee Lakes LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

5521 Eastcliff Industrial Loop.
Birmingham, AL 35210

CORPORATION STATUTORY
WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Four Hundred Twenty Five Thousand Dollars and No Cents (\$425,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **BAGLEY PROPERTIES L.L.C.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Ammersee Lakes LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

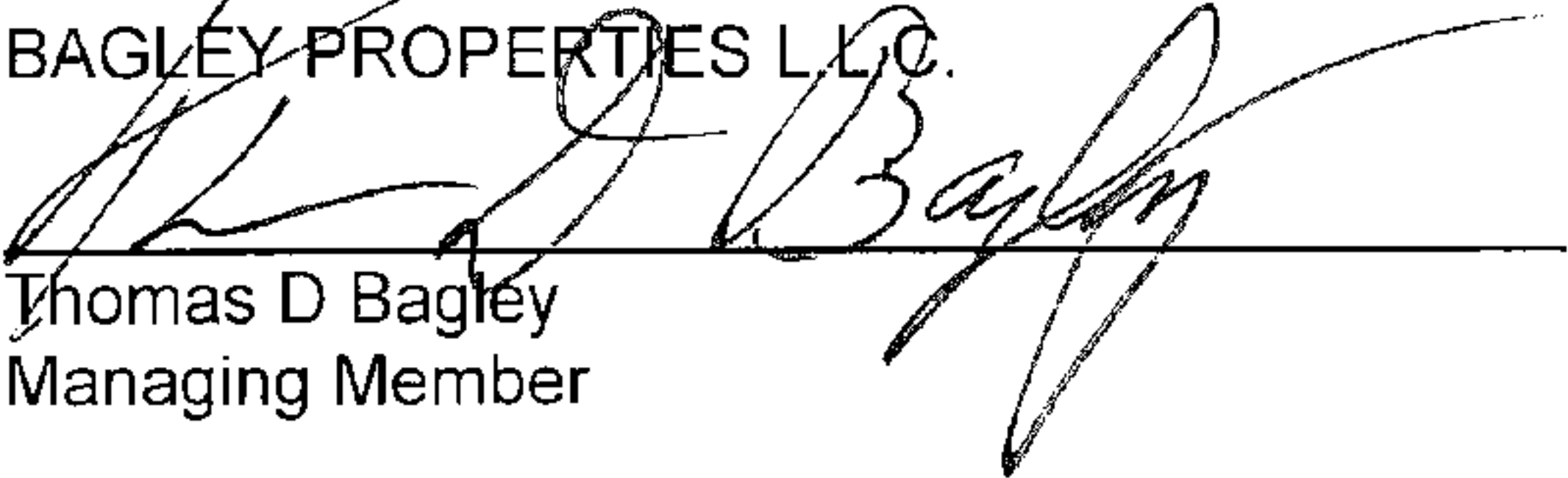
This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other.


IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of October, 2025.

BAGLEY PROPERTIES L.L.C.

Thomas D Bagley
Managing Member

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Thomas D. Bagley as Managing Member of BAGLEY PROPERTIES L.L.C. 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 1st day of October, 2025.


Notary Public, State of Alabama
My Commission Expires: 8-19-28

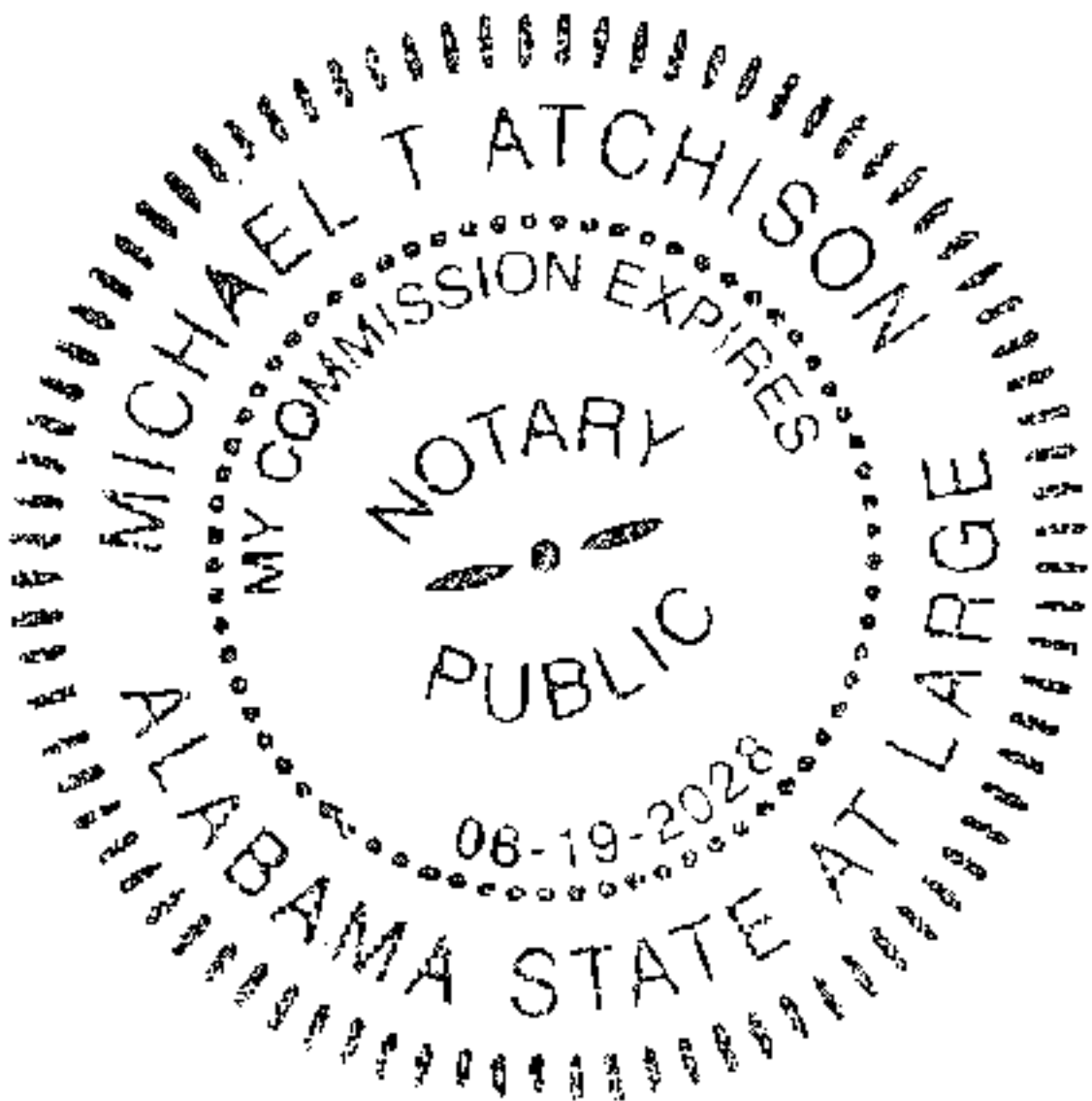


EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land lying in and being a part of the South 1/2 of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama.

More particularly described as follows:

Commence at the Southeast corner of Section 2, Township 22 South, Range 3 West, Shelby County, Alabama; thence run North 00 degrees 01 minute 53 seconds East a distance of 1467.80 feet to an 1 inch crimped pipe, and Point of Beginning; thence run North 00 degrees 05 minutes 29 seconds East for a distance of 588.45 feet to an open top pipe; thence run South 88 degrees 33 minutes 44 seconds West for a distance of 359.61 feet to an axle; thence run South 89 degrees 14 minutes 16 seconds West for a distance of 238.30 feet to a 1/2 inch rebar capped rebar (DEC) at the Northeast corner of Lot 44A, recorded in Amended Map of Ammersee Lakes, Second Sector, Map Book 36, Page 99, Probate Office, Shelby County, Alabama; thence run South 00 degrees 49 minutes 30 seconds East along the East line of said Lot 44A for a distance of 99.15 feet to the Southeast corner of said Lot 44A, said Southeast corner being in common with the Northeast corner of a Common Area, recorded in Instrument #20090226000069660 in the Probate Office of Shelby County, Alabama; thence run South 00 degrees 49 minutes 30 seconds East along the East line of said Instrument for a distance of 70.00 feet to the Southeast corner of said Common Area; thence run South 82 degrees 55 minutes 24 seconds West along the southerly line of said Common Area for a distance of 335.53 feet to a 1/2 inch capped rebar (21784 LS) at the Northeast corner of Lot 57, recorded in Amended Map of Ammersee Lakes First Sector, Map Book 28, Page 98B, Probate Office, Shelby County, Alabama; thence run South 06 degrees 34 minutes 26 seconds West along the East line of said Lot 57 for a distance of 120.00 feet to a 1/2 inch capped rebar (21784 LS) at the Southeast corner of said Lot 57, being on the northerly right of way of Ammersee Lakes Drive; thence with a curve turning to the right with a radius of 625.00 feet, with a delta angle of 03 degrees 13 minutes 34 seconds with a chord length of 35.19 feet, with a chord bearing of South 82 degrees 06 minutes 51 seconds East, run along the arc of said curve for a distance of 35.19 feet; thence run South 09 degrees 29 minutes 56 seconds West for a distance of 50.00 feet to the southerly right of way of Ammersee Lakes Drive, being on the northerly line of Lot 23 of said Amended Map of Ammersee Lakes First Sector; thence with a curve turning to the right with a radius of 575.00 feet, with a delta angle of 08 degrees 52 minutes 32 seconds, with a chord length of 88.98 feet, with a chord bearing of South 76 degrees 10 minutes 42 seconds East, run along the arc of said curve for a distance of 89.07 feet to a 1/2 inch capped rebar (21784 LS) at the northeast corner of said Lot 23; thence run South 18 degrees 25 minutes West along the easterly line of Lot 23 and Lot 22 of said Amended Map of Ammersee Lakes, First Sector for a distance of 175.22 feet to a 1/2 inch capped rebar (DEC); thence run South 89 degrees 40 minutes 48 seconds East for a distance of 883.49 feet to the point of beginning.

Subject to the following:

Permits to Alabama Power Company recorded in Deed Book 133, Page 367 and Deed Book 143, Page 433.

Easements to Alabama Power Company recorded in Inst. 2002-06367; Inst. 2002-10038; Inst. 2005-38746 and Inst. 2005-38747.

Restrictions as recorded in Instrument #: 2001-29304, being further amended in Instrument Numbers: 20030929000655100; Instrument #: 20051031000564250; Instrument #: 20140915000288760; Instrument #: 20180405000114100; Instrument #: 20180601000191890 and Instrument #: 20240710000209703, in the Probate Office of Shelby County, Alabama.

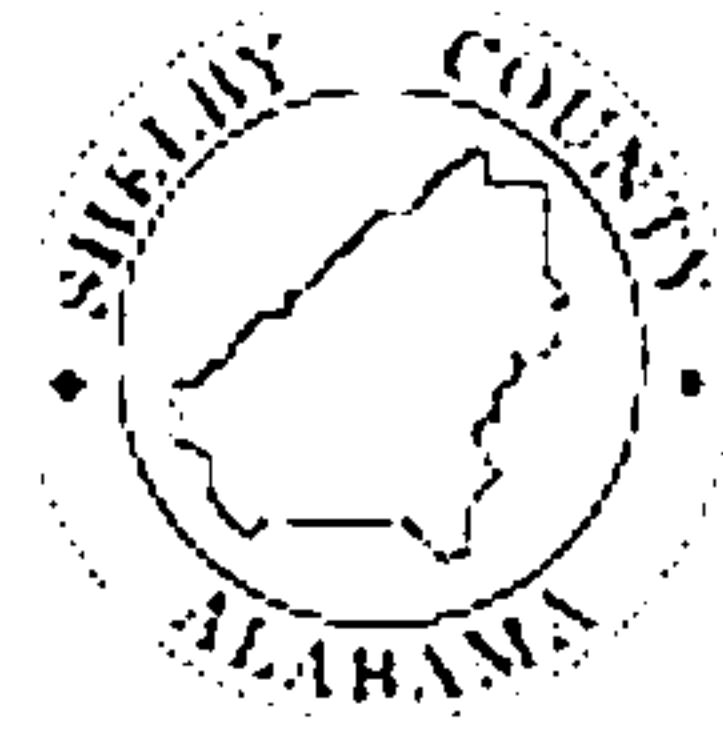
Right of way to Shelby County recorded in Deed Book 124, Page 251.

Easement to Bagley Properties recorded in Inst. 20190417000126320.

Agreement with City of Montevallo Sewer and Water Board recorded in Inst. 2002-13452, Probate Office, Shelby County, Alabama.

Agreement between Bagley Properties, LLC and Ammersee Lakes Property Owners Association, as recorded in Inst. No. 20090226000069660, Probate Office Shelby County, Alabama.

Sixth Amendment to Delclaration of Protective Covenants, Restrictions Easements and Agreements for Ammersee Lakes as recorded in Inst. No. 20240710000209730, Probate Office, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2025 02:02:05 PM
 \$453.00 KELSEY
 20251001000301350

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	<u>BAGLEY PROPERTIES L.L.C.</u>	Grantee's Name	<u>Ammersee Lakes LLC</u>
Mailing Address	<u>PO BOX 66034</u> <u>Vestavia Hills AL 35266</u>	Mailing Address	<u>5521 East CHA</u> <u>Industrial Loop</u> <u>Birmingham AL 35210</u>
Property Address	<u>Montevallo, AL 35115</u>	Date of Sale	<u>October 01, 2025</u>
		Total Purchase Price	<u>\$425,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> Closing Statement	

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 of 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 October 01, 2025

Print BAGLEY PROPERTIES L.L.C.

 Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one