

State of Alabama)
County of Shelby)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the current tax value of \$1,103,000.00, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, Phyllis Siegel as Successor Trustee of the Siegel Family Inter Vivos Trust, 6th Amendment dated June 20, 2024, (**Grantor**) whose mailing address is 5933 Julian Lane, Tarzana, California 91356 does grant, bargain, sell and convey unto Jon Siegel and Julie Pardee (**Grantees**) as tenants in common whose mailing address is 61415 Highway 90, Montrose, CO 81403 the following described real estate situated in Shelby County, Alabama to-wit:

Tract 1:

Lot 1, according to the Survey of Colonial Properties Subdivision, as recorded in Map Book 8, Page 138, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that portion conveyed to the State of Alabama in Book 277, Page 930, in the Probate Office of Shelby County, Alabama.

Tract 2:

TOGETHER WITH easement rights as defined in Declaration of Restrictions and grant of easements recorded in Volume 53, Page 375, in and to Lot 2, according to the Survey of Colonial Properties Subdivision, as recorded in Map Book 8, Page 138, in the Probate Office of Shelby County, Alabama. aka 4671 Highway 280, Birmingham, AL 35242

Subject to:

Ad valorem taxes due October 1, 2025.

Subject to that Memorandum of Lease dated September 21, 2015, filed for record on September 28, 2015, by and between Paul Siegel and Phyllis Siegel, Trustees of the Siegel Family Inter Vivos Trust, a California Trust, and R&L Foods, LLC, a Delaware limited liability company, recorded in Instrument No. 201509928000337430.

Building lines, easements and restrictions as shown by plat recorded in Map Book 8, Page 138.

Transmission Line Permits to Alabama Power Company recorded in Deed Book 97, Page 566, Deed Book 109, Page 289, Deed Book 182, Page 51, Deed Book 270, Page 819 and Deed Book 285, Page 93.

Terms and conditions of that certain Right of First Refusal recorded in Real 272, Page 597.

Easement to Alabama Power Company recorded in Deed Book 352, Page 561 and Instrument No. 20200825000371250.

Mineral and mining rights recorded in Deed Book 4, Page 394.

Declaration of Restrictions and Grant of Easements recorded in Misc. Book 53, Page 375.

Right of Way Easement to South Central Bell Telephone Company recorded in Deed Book 351, Page 360 and Deed Book 351, Page 362.

Permit to Alabama Power Company recorded in Real 38, Page 743.

Easement to Colonial Properties, Inc. recorded in Deed Book 345, Page 634.

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

Grantor hereby covenants and agrees with Grantees, their respective heirs, successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the above described Property against the lawful claims unless otherwise noted above of all persons claiming by, through or under the Grantor, but not further or otherwise.

EXECUTION ON FOLLOWING PAGE

IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this 30 day of September, 2025.



PHYLLIS SIEGEL, Successor Trustee of the
Siegel Family Inter Vivos Trust, 6th Amendment
Dated June 20, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

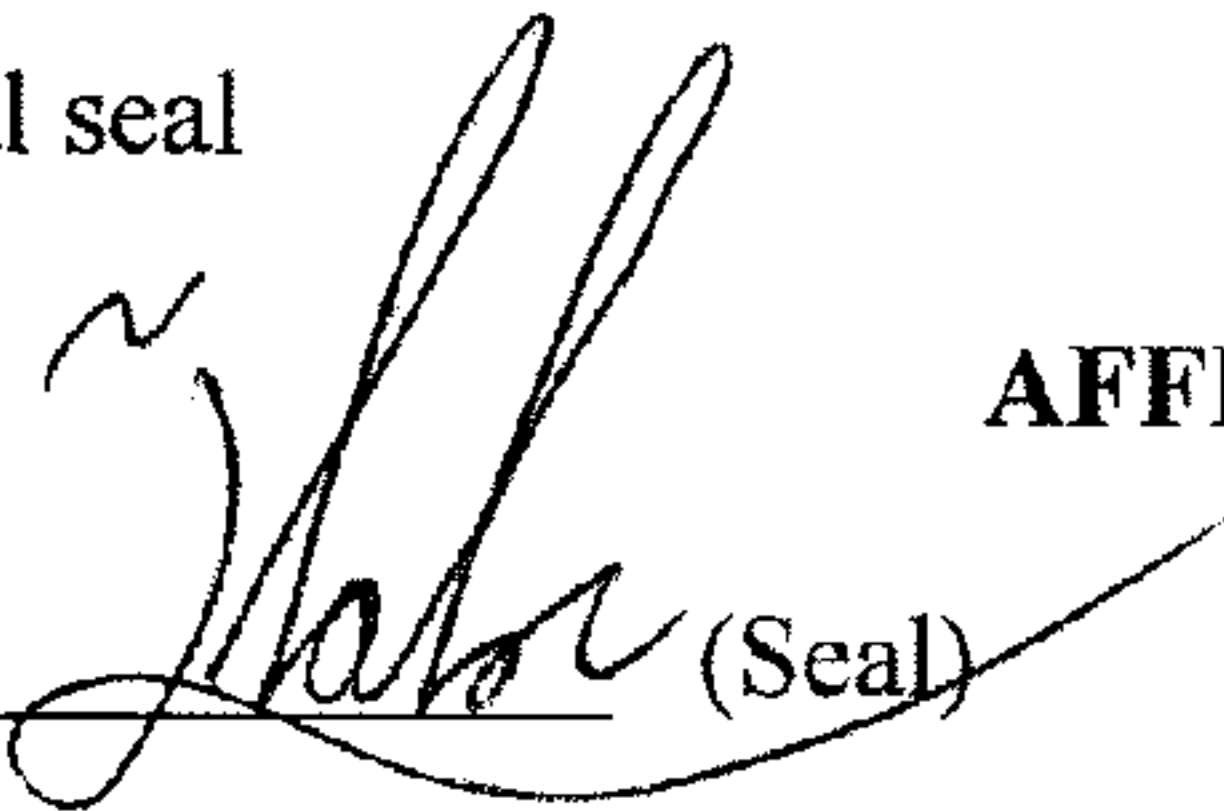
County of Los Angeles

On September 30, 2025 before me, the undersigned Notary Public personally appeared Phyllis Siegel who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the withing instrument and acknowledged to me that she executed the same in her representative capacity and that by her signature on the instrument she did execute this instrument.

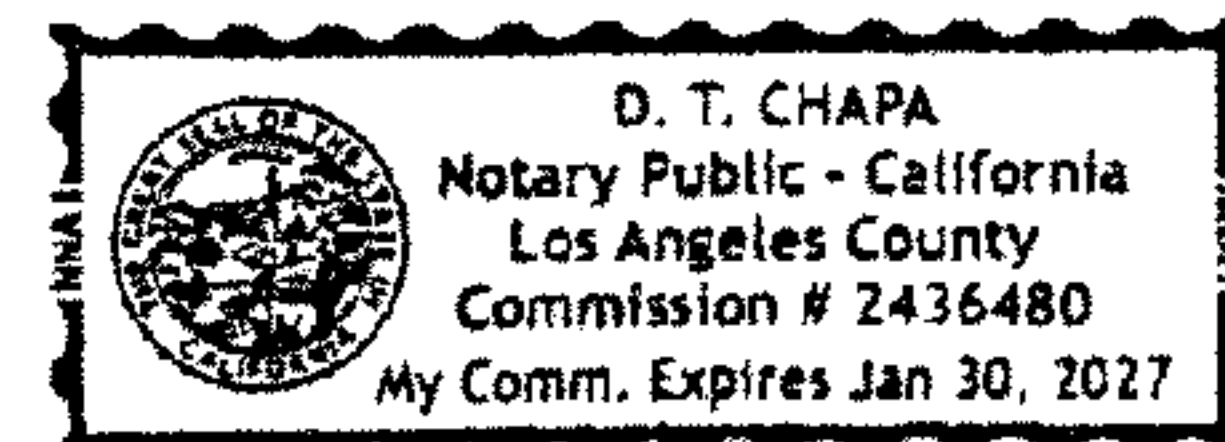
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____

 (Seal)

AFFIX SEAL



This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400

SEND TAX NOTICE TO:
Jon Siegel
Julie Pardee
61415 Highway 90
Montrose, CO 81403
ID#02-7-36-0-001-002.008

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

Grantor's Name THE SIEGEL FAMILY INTER VIVOS
 Mailing Address TRUST, 6TH AMENDMENT DATED
JUNE 20, 2024
5933 JULIAN LANE
TARZANA, CA 91356

Grantee's Name ION SIEGEL
 Mailing Address JULIE PARDEE
61415 HIGHWAY 90
MONTROSE, CO 81403

Property Address 4671 HIGHWAY 280
BIRMINGHAM, AL 35242

Date of Sale 09/30/2025
 Total Purchase Price \$ 1,103,000.00
 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
X Other Tax Value

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 10/10/25

Print GENE W. GRAY, JR.

____ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/10/2025 02:51:57 PM
\$1131.00 JOANN
20251010000313880



Allen S. Bayl