

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

Josh L. Hartman, Esq.
Hartman, Springfield & Walker, LLP
3138 Cahaba Heights Rd.
Suite 110
Birmingham, Alabama 35243

BEAUMONT LEGACY, LLC
1645 Harry Berry Lane
Hopkinsville, KY 42240

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this “Deed”) is executed and delivered on this 16th day of October, 2025, by **INVESTMENT ASSOCIATES, LLC**, an Alabama limited liability company (“Grantor”), in favor of **BEAUMONT LEGACY, LLC**, a Tennessee limited liability company (“Grantee”).

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor. Grantor does by these presents, GRANT, BARGAIN, SELL and CONVEY unto Grantee that certain real property (the “Property”) situated in Shelby County, Alabama which is more particularly described in Exhibit A attached hereto and incorporated herein by reference.

The Property is conveyed subject to the following (collectively, the “Permitted Exceptions”):

1. Ad valorem taxes and assessments for the year 2026 and for all subsequent tax years thereafter.
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Property.
3. Matters shown on Plat of record in Plat Book 38, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Grant of Land Easement and Restrictive Covenants of record in Instrument Number 20070418000180130 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever; subject, however, to the Permitted Exceptions.

Pursuant to the provisions of Ala. Code § 40-22-1 (1976), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address:
Investment Associates, LLC
3545 Market Street
Hoover, AL 35226

Grantee's Name and Address:
Beaumont Legacy, LLC
1645 Harry Berry Lane
Hopkinsville, KY 42240

Property Address: 5280 Valleydale Road
Birmingham, AL 35242

Date of Sale: October 16, 2025

Total Purchase Price: \$705,000.00

The Total Purchase Price can be verified in the Sales Contract.

NOTE TO RECORDER: The entire amount of the Purchase Price recited above has been paid from the proceeds of a purchase money mortgage loan closed simultaneously herewith.

[Signature Page to Follow]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the day and year first above written.

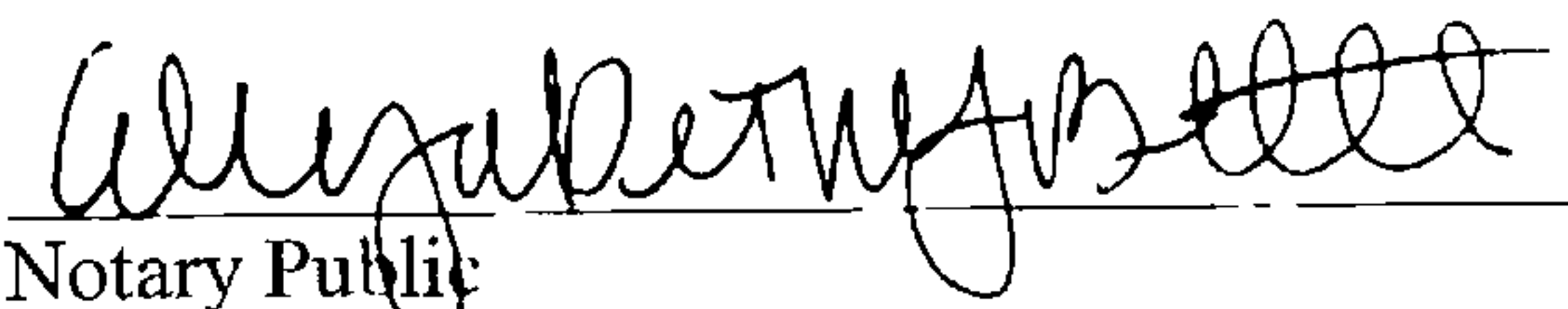
INVESTMENT ASSOCIATES, LLC,
an Alabama limited liability company

By: 
Name: Scott Rohrer
Title: Authorized Representative

STATE OF ALABAMA)
 :
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Scott Rohrer, whose name as Authorized Representative of **INVESTMENT ASSOCIATES, LLC**, an Alabama limited liability company, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily on behalf of said limited liability company on the day the same bears date.

Given under my hand and official seal, this the 16th day of October, 2025.


Notary Public

[NOTARIAL SEAL]

My Commission Expires: 7/12/27

ELIZABETH GRACE BRAMLETTE
Notary Public, Alabama State at Large
My Commission Expires July 12, 2027

Exhibit A
Legal Description of Property

Tract 1:

Commercial Lot C3 according to the survey of Beaumont Phase 1 as recorded in Map Book 38, Page 28 in the probate office of Shelby County, Alabama and being situated in the Northwest 1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Commercial Lot C3 according to the survey of Beaumont Phase 1 as recorded in Map Book 38, Page 28 in the probate office of Shelby County, Alabama and the Northeast corner of Lot 28 according to the survey of Beaumont Phase 2 as recorded in Map Book 39, Page 5 in the probate office of Shelby County, Alabama and run in a Southeasterly direction along the Northerly boundary of said Commercial Lot C3, and the Southerly Right-of-Way of Beaumont Avenue according to the survey of Beaumont Phase 2 as recorded in Map Book 38, Page 66 in the probate office of Shelby County, Alabama for a distance of 144.65 feet to a point on a curve to the right having a radius of 150.00 feet and a central angle of 10 degrees 03 minutes 11 seconds thence continue in a Southeasterly direction along the Northerly boundary of said Commercial Lot C3 and the Southerly Right-of-Way of said Beaumont Avenue and run along the arc of said curve for a distance of 26.32 feet; thence continue along the last described course in a Southeasterly direction along the Northerly boundary of said Commercial Lot C3 and the Southerly Right-of-Way of said Beaumont Avenue a distance of 74.71 feet to a point on a curve to the right having a radius of 25.00 feet and a central angle of 89 degrees 12 minutes 44 seconds thence continue in a Southeasterly direction, than in a Southerly direction along the Northerly boundary of said Commercial Lot C3 and the Southerly Right-of-Way of said Beaumont Avenue and run along the arc of said curve for a distance of 38.93 feet to the intersection of the Southerly Right-of-Way of said Beaumont Avenue and the Westerly Right-of-Way of Alabama Highway 17 (Valleydale Road) and to a point on a curve to the left having a radius of 1700.00 feet and a central angle of 8 degrees 10 minutes 04 seconds thence continue in a Southerly direction along the Easterly Boundary of said Commercial Lot C3 and the Westerly Right-of-Way of Alabama Highway 17 (Valleydale Road) and run along the arc of said curve a distance of 242.34 feet to the Southeast corner of said Commercial Lot C3 and the Northeast corner of Commercial Lot C4 according to the survey of Beaumont Phase 1 as recorded in Map Book 38, Page 28 in the probate office of Shelby County, Alabama; thence leaving said Westerly Right-of-Way of Alabama Highway 17 (Valleydale Road) turn 93 degrees 19 minutes 33 seconds (measured from tangent) to the right and run in a Northwesterly direction along the Southerly boundary of said Commercial Lot C3 and the Northerly boundary of said Commercial Lot C4 for a distance of 278.19 feet to the Southwest corner of said Commercial Lot C3; thence turn 93 degrees 55 minutes 41 seconds to the right and run in a Northeasterly direction along the Westerly boundary of said Commercial Lot C3 for a distance of 72.18 feet; Thence turn 1 degrees 13 minutes 21 seconds to the left and run in a Northeasterly direction along the Westerly boundary of said Commercial Lot C3 and the Easterly boundary of Common Area (CA4) according to the survey of Beaumont Phase 5, as recorded in Map Book 39, Page 5 in the probate office of Shelby County, Alabama and then the Easterly Boundary of said Lot 28 for a distance of 193.76 feet to the Point of Beginning.

Said parcel containing 1.68 Acres more or less.

Tract 2:

Commercial Lot C4 according to the survey of Beaumont Phase 1 as recorded in Map Book 38, Page 28, in the probate office of Shelby County, Alabama and being situated in the Northwest 1/4 of Section 1, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northwest corner of Commercial Lot C4 according to the survey of Beaumont Phase 1 as recorded in Map Book 38, Page 28 in the probate office of Shelby County, Alabama and the Southeast corner of Lot C3 according to the survey of Beaumont Phase 1 as recorded in Map Book 38, Page 28 in the probate office of Shelby County, Alabama and run in a Southeasterly direction along the Northerly boundary of said Commercial Lot C4 and the Southerly boundary of said Commercial Lot C3 for a distance of 278.19 feet to a point on a curve to the left along the Westerly Right-of-Way of Alabama Highway 17 (Valleydale Road) having a radius of 1700.00 feet and a central angle of 0 degrees 16 minutes 50 seconds thence turn 86 degrees 40 minutes 27 seconds to the right (measured from, tangent) and run in a Southerly direction along the Easterly boundary of said Commercial Lot C4 and the Westerly Right-of-Way, of Alabama Highway 17 (Valleydale Road) along the arc of said curve for a distance of 8.33 feet; thence continue in a Southerly direction along the Easterly boundary of said Commercial Lot C4 and the Westerly Right-of-Way of Alabama Highway 17 (Valleydale Road) for a distance of 102.65 feet to the Southeast corner of said Commercial Lot C4; thence leaving said Westerly Right-of-Way of Alabama Highway 17 (Valleydale Road) turn 73 degrees 24 minutes 48 seconds to the right and run in a Westerly direction along the Southerly boundary of said Commercial Lot C4 for a distance of 222.48 feet; thence turn 33 degrees 22 minutes 56 seconds to the right and run in a Northwesterly direction along the Southerly boundary of said Commercial Lot C4, a distance of 47.26 feet to the Southwest corner of said Commercial Lot C4; thence turn 63 degrees 30 minutes 45 seconds to the right and run in a Northerly direction along the Westerly boundary of said Commercial Lot C4 a distance of 143.08 feet; thence turn 17 degrees 13 minutes 35 seconds to the right and run in a Northeasterly direction along the Westerly boundary of said Commercial Lot C4 a distance of 37.62 feet to the Point of Beginning.

Said parcel containing 0.98 Acres more or less.

Less and Except all that property conveyed to Shelby County, Alabama, signed on October 20, 2015 and recorded on October 21, 2015, in Instrument Number 20151021000367270, in the Office of the Probate Judge for Shelby County, Alabama.

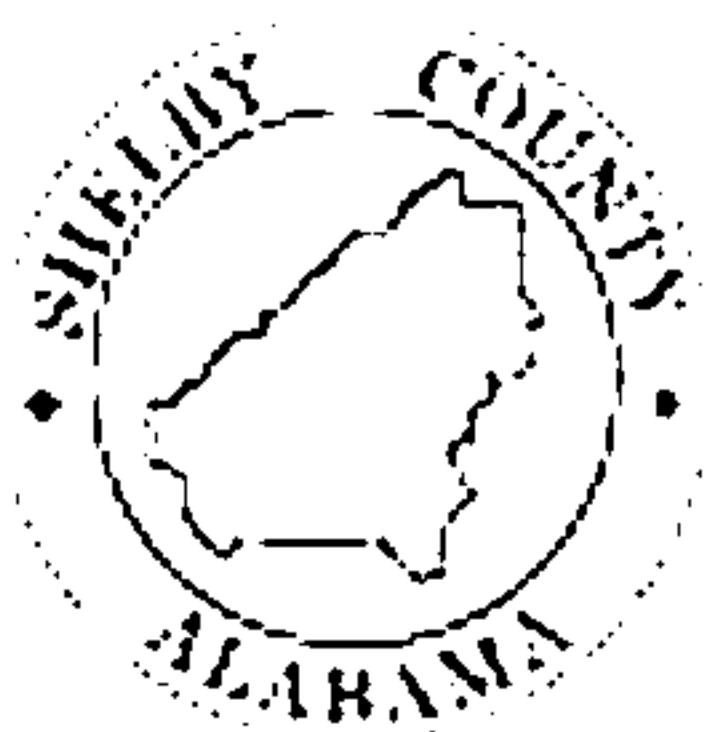
The following described property, lying and being in Shelby County, Alabama and more particularly described as follows:

And as shown on the right of way map of Project No. STPBH-9802(905) of record in the Alabama Department of Transportation, a copy of which is also deposited in the office of the Judge of Probate of Shelby County, Alabama as an aid to persons and entities interested therein and as shown on the Property Plat attached hereto and made a part hereof:

Commencing from the Point of Beginning at a point on the West right-of-way of Valleydale Road offset 45.69 feet, more or less, to the left of the proposed centerline of Valleydale Road at a station of 275+42.96 also being the Southeastern most corner of Lot C4, according to Beaumont Phase 1, as recorded in Map Book 38, Page 28, in the Probate Office of Shelby County, Alabama; run thence North 89 degrees 56 minutes 54 seconds West along the grantor's property line a distance of 50.55 feet, more or less, to a point on the grantor's property line; run thence along the acquired right of way line North 28 degrees 13 minutes 42 seconds East a distance of 172.35 feet, more or less, to a point offset 60 feet, more or less, to the left of the proposed centerline of Valleydale Road at a station of 276+97.32; run thence along an arc 226.48 feet, more or less, to the right, having a radius of 2060.00 feet, the chord of which is North 19 degrees 58 minutes 06 seconds East for a distance of 226.37 feet, more or less, to a point on the Southerly right of way line of Beaumont Ave.; run thence along the Southerly right of way line of Beaumont Ave. and along an arc 37.19 feet, more or less, to the right, having a radius of 25.00 feet, more or less, the chord of which is South 17 degrees 31 minutes 27 seconds East for a distance of 33.85 feet, more

or less, to a point on the West right of way line of Valleydale Road; run thence along the West right of way line of Valleydale Road and along an arc 242.64 feet, more or less, to the left, having a radius 1700.00 feet, the chord of which is South 20 degrees 59 minutes 52 seconds West for a distance of 242.43 feet, more or less, to a point on the West right of way line of Valleydale Road; run thence along the West right of way line of Valleydale Road and along an arc 8.04 feet, more or less, to the left, having a radius of 1700.00 feet, the chord of which is South 16 degrees 46 minutes 25 seconds West for a distance of 8.04 feet, more or less, to a point on the West right of way line of Valleydale Road; run thence along the West right of way line of Valleydale Road South 16 degrees 34 minutes 28 seconds West a distance of 102.62 feet, more or less, to the Point of Beginning; Containing 0.205 acres, more or less.

Source of title: deed of record in Instrument Number 20060411000166620, in the Office of the Probate Judge for Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2025 03:14:36 PM
\$38.00 JOANN
20251017000320620

Allen S. Bayl