

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Adam Zeytoony
5179 Lake Crest Cir.
Hoover, AL 35226

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY THOUSAND DOLLARS AND ZERO CENTS (\$160,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Linda Raygan, a single woman; Jessica Elizabeth Wade, a married woman; John Turpo a/k/a John Thomas Terpo, a married man; Thomas F. Huey, a married man; Gregory Campbell and wife, Angela Campbell; Jennifer Nicole Jarrette, a single woman; Joel Ray Hogan, a single man; Terri Lee Duncan, a married woman; and Stephen Ray Hogan, a married man* (herein referred to as Grantors), grant, bargain, sell and convey unto *Zaytouna Properties 3 LLC* (herein referred to as Grantee), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for Legal Description.

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2027.
- 2. Easements, restrictions, rights of way, and permits of record.

This property constitutes no part of the homestead of the grantors or of their respective spouses.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of October, 2025

Linda Raygan
Linda Raygan

Jessica Elizabeth Wade
Jessica Elizabeth Wade

Thomas F. Huey
Thomas F. Huey, individually

by Thomas F. Huey
by: Thomas F. Huey, Attorney in Fact, as shown
By Power of Attorney recorded in
Instrument # 20251031000322910

John Terpo
John Terpo

by Thomas F. Huey
by: Thomas F. Huey, Attorney in Fact, as shown
By Power of Attorney recorded in
Instrument # 20251031000322920

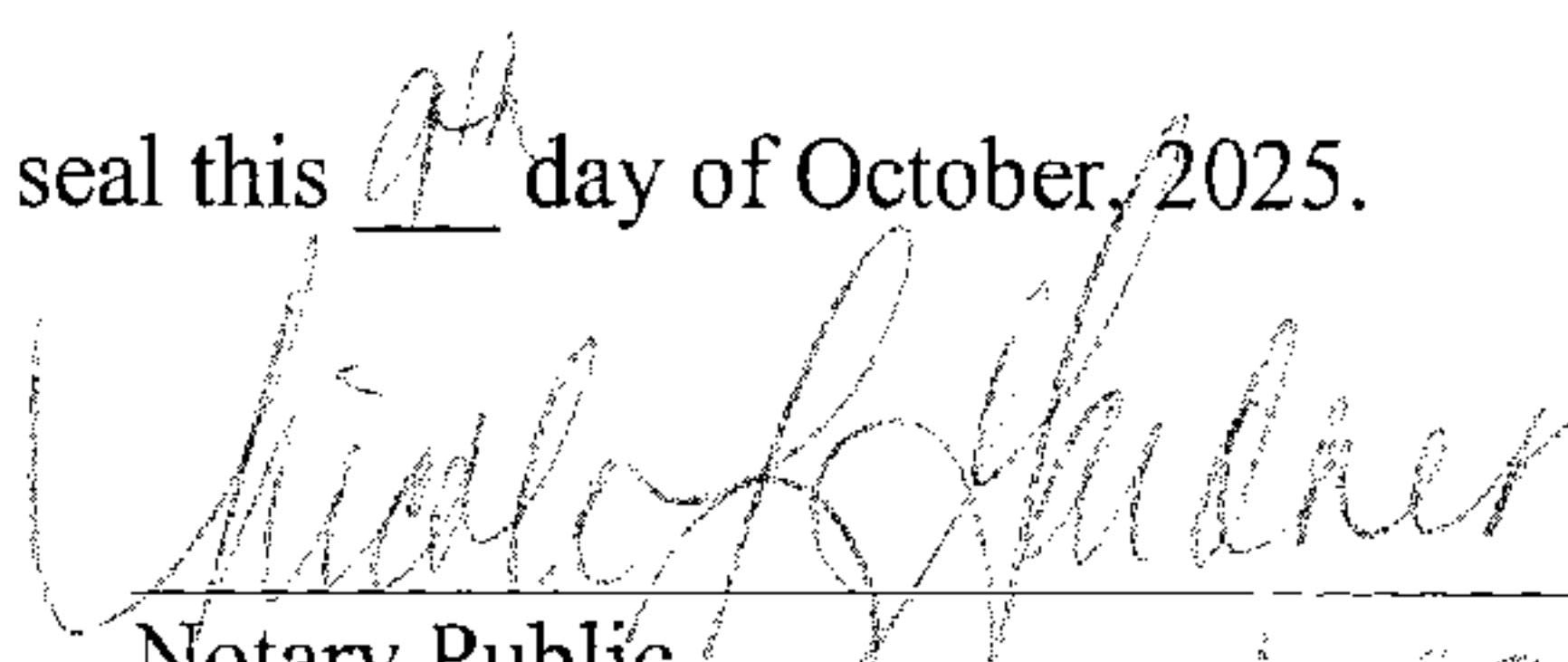
Jennifer Nicole Jarrett
Jennifer Nicole Jarrett e

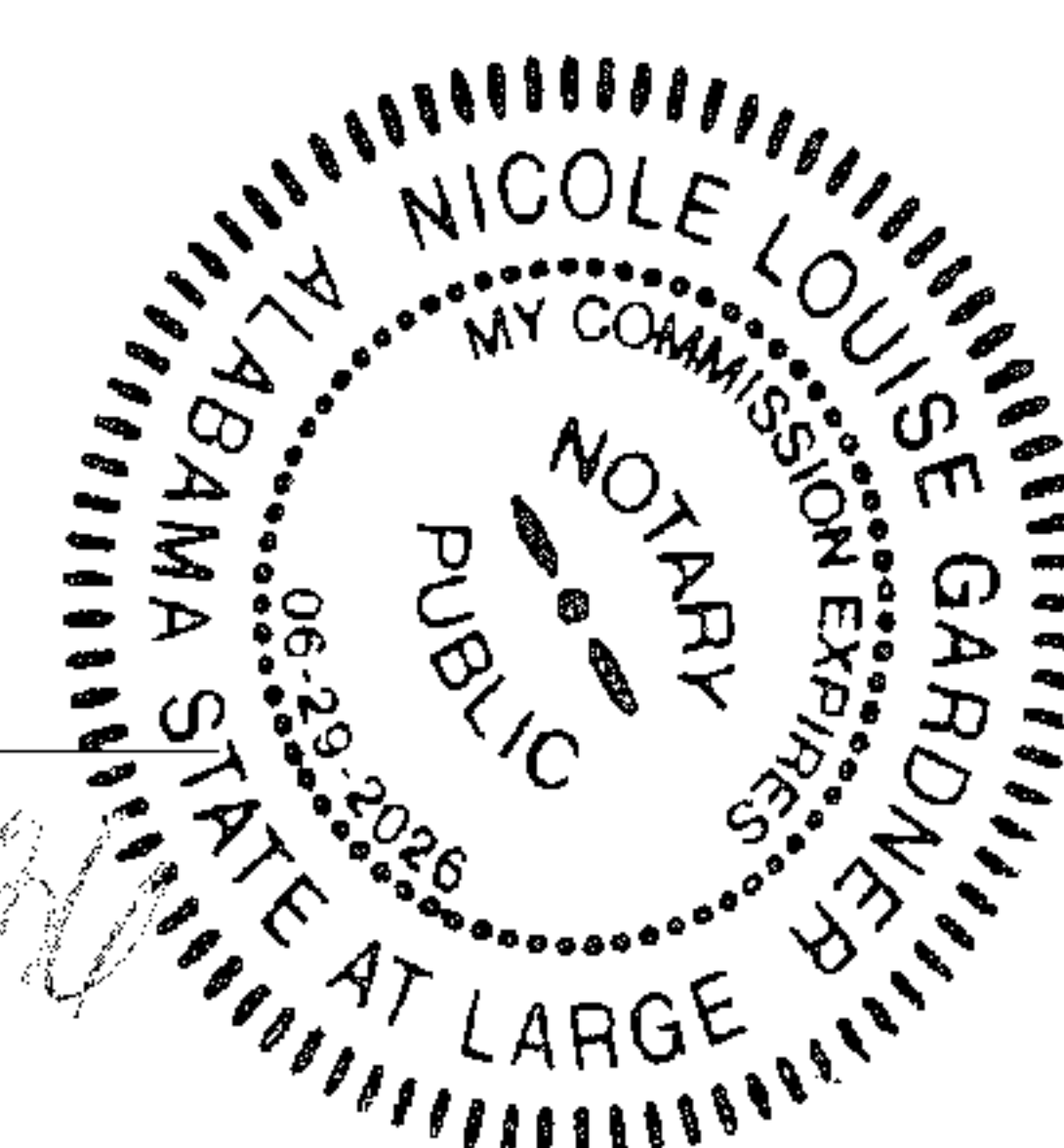
by Thomas F. Huey
by: Thomas F. Huey, Attorney in Fact, as shown
By Power of Attorney recorded in
Instrument # 20251031000322930

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Linda Raygan, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2025.

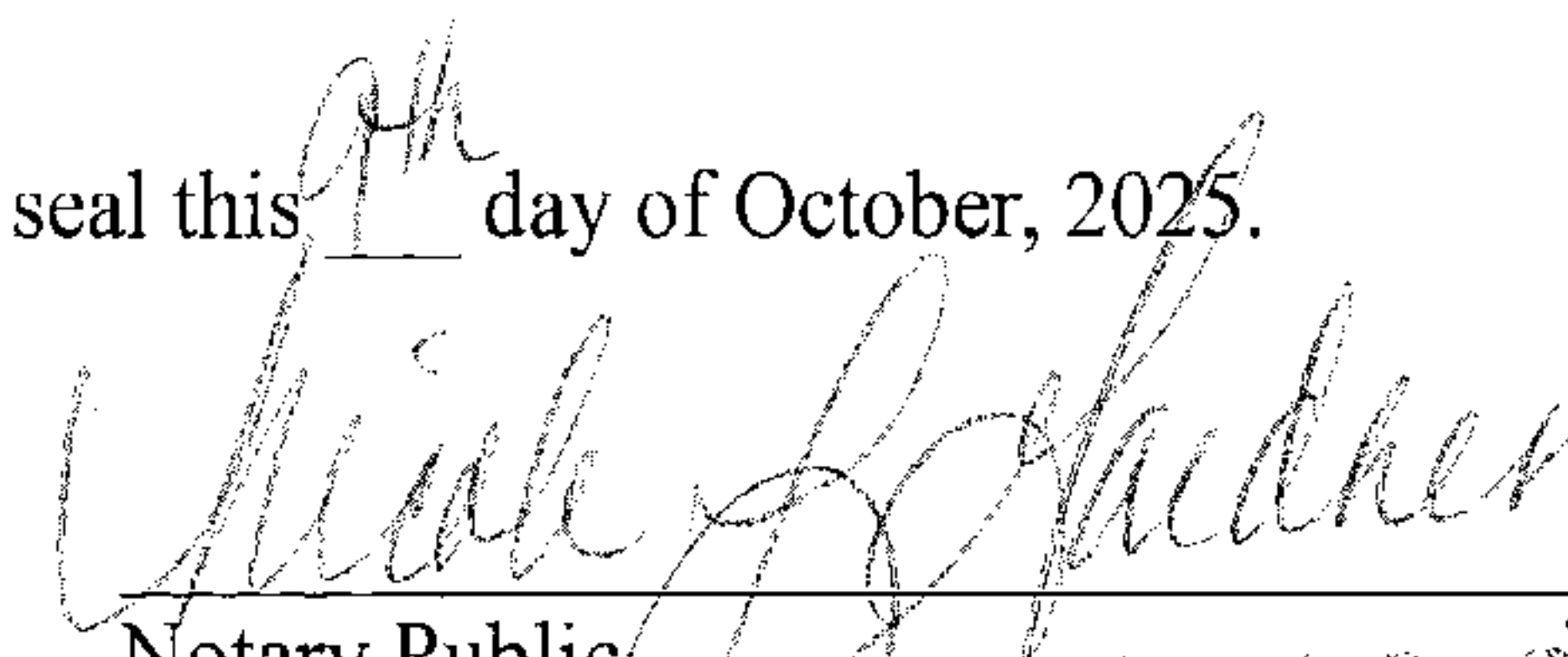

Notary Public
My Commission Expires: 10-29-2026

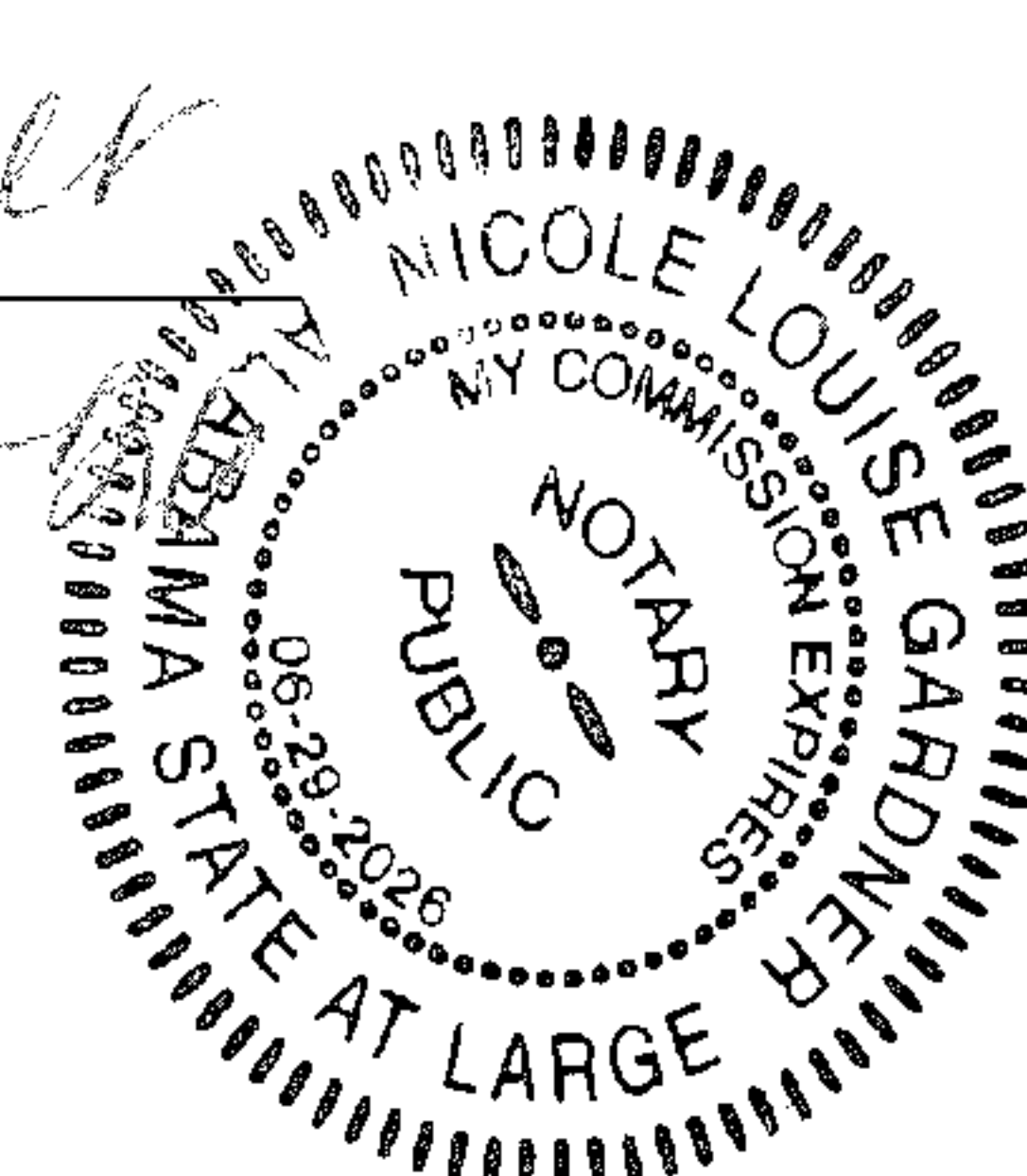


**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas F. Huey, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, 2025.

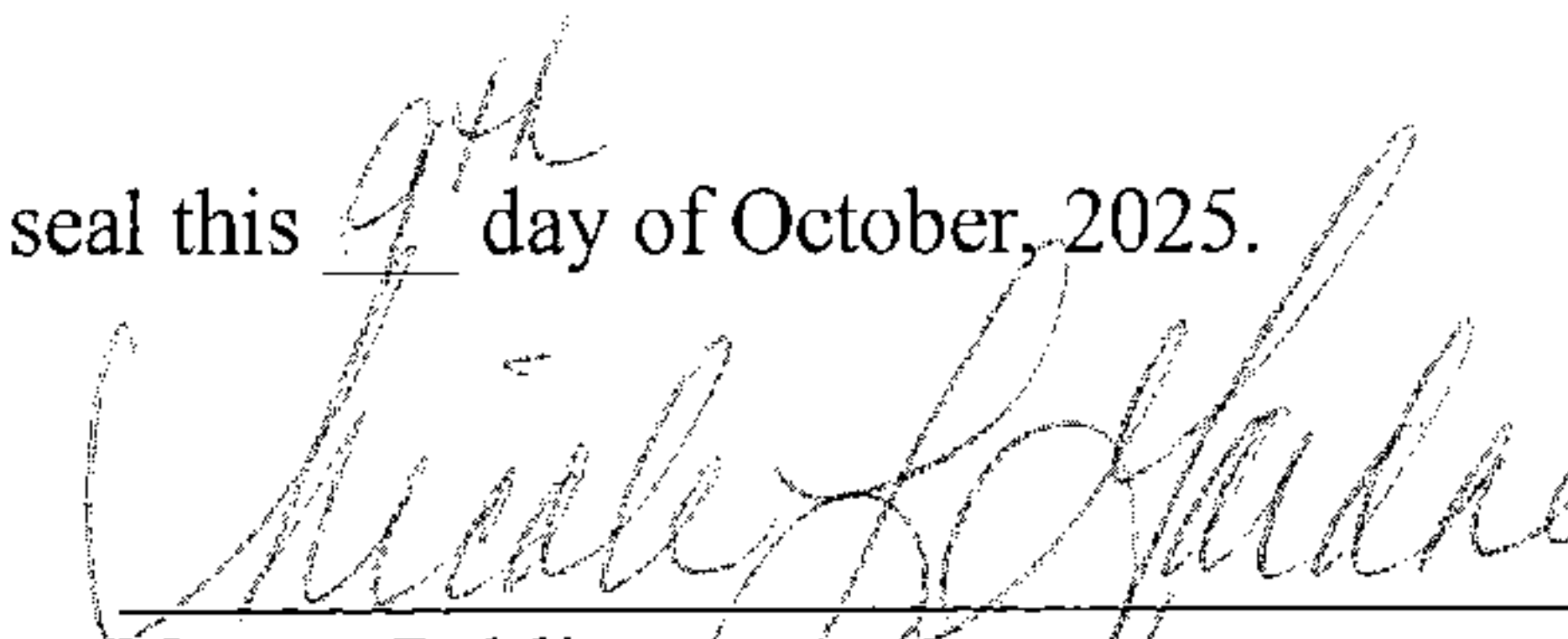

Notary Public
My Commission Expires: 10-29-2026

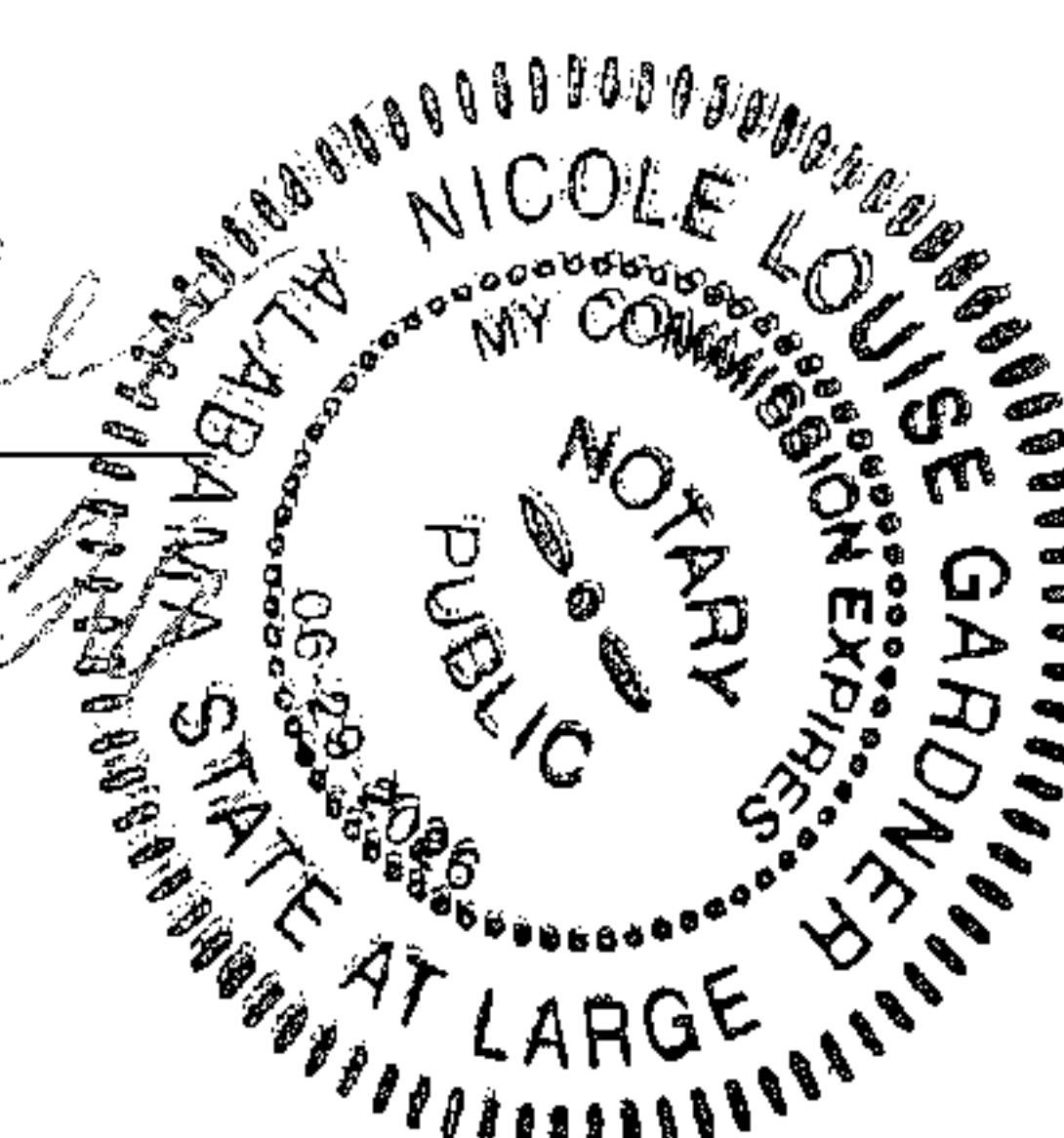


**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas F. Huey, whose name as Attorney in Fact for Jessica Elizabeth Wade, 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 conveyance, he, as such Attorney in Fact, executed the same voluntarily on the day the same bears date for and as the act of Jessica Elizabeth Wade.

Given under my hand and official seal this 9th day of October, 2025.

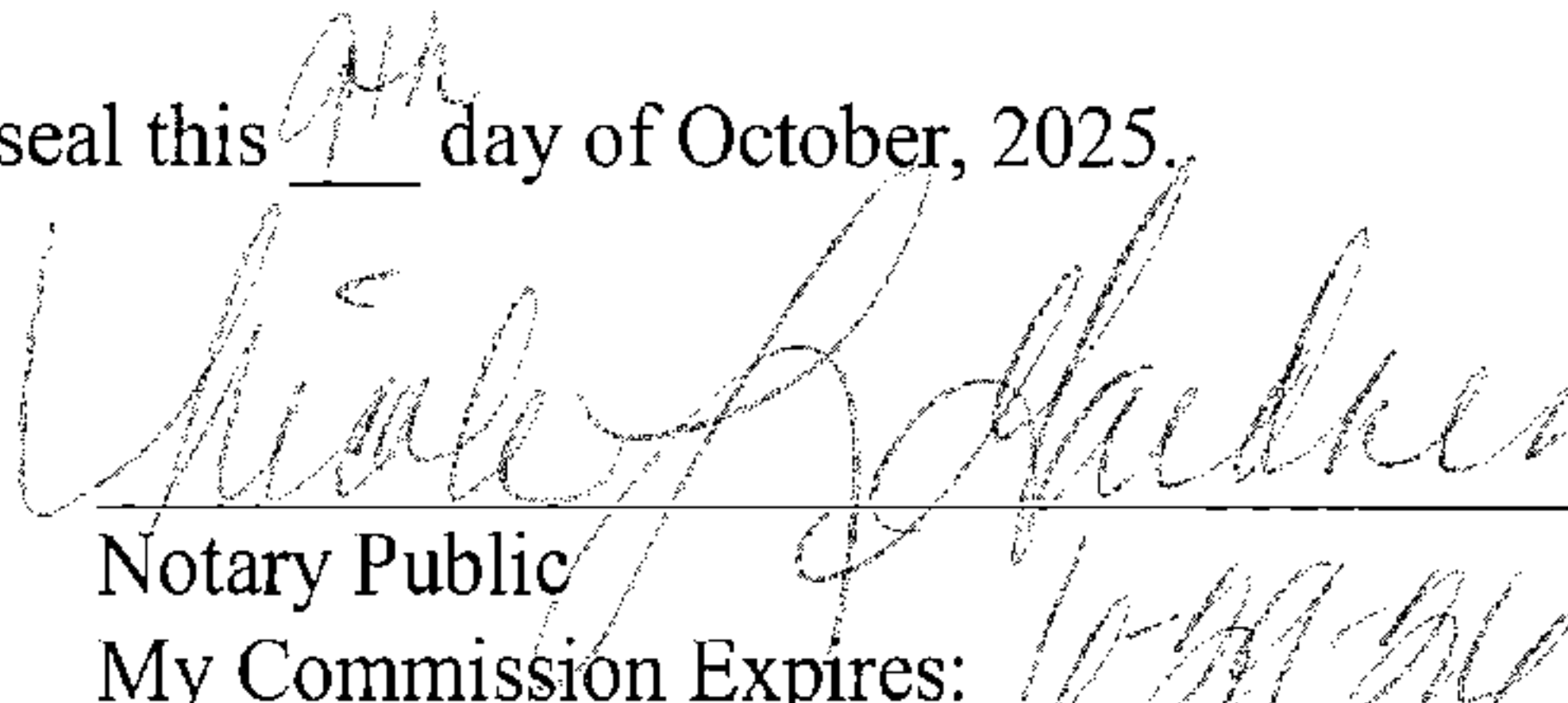

Notary Public
My Commission Expires: 10-29-2026

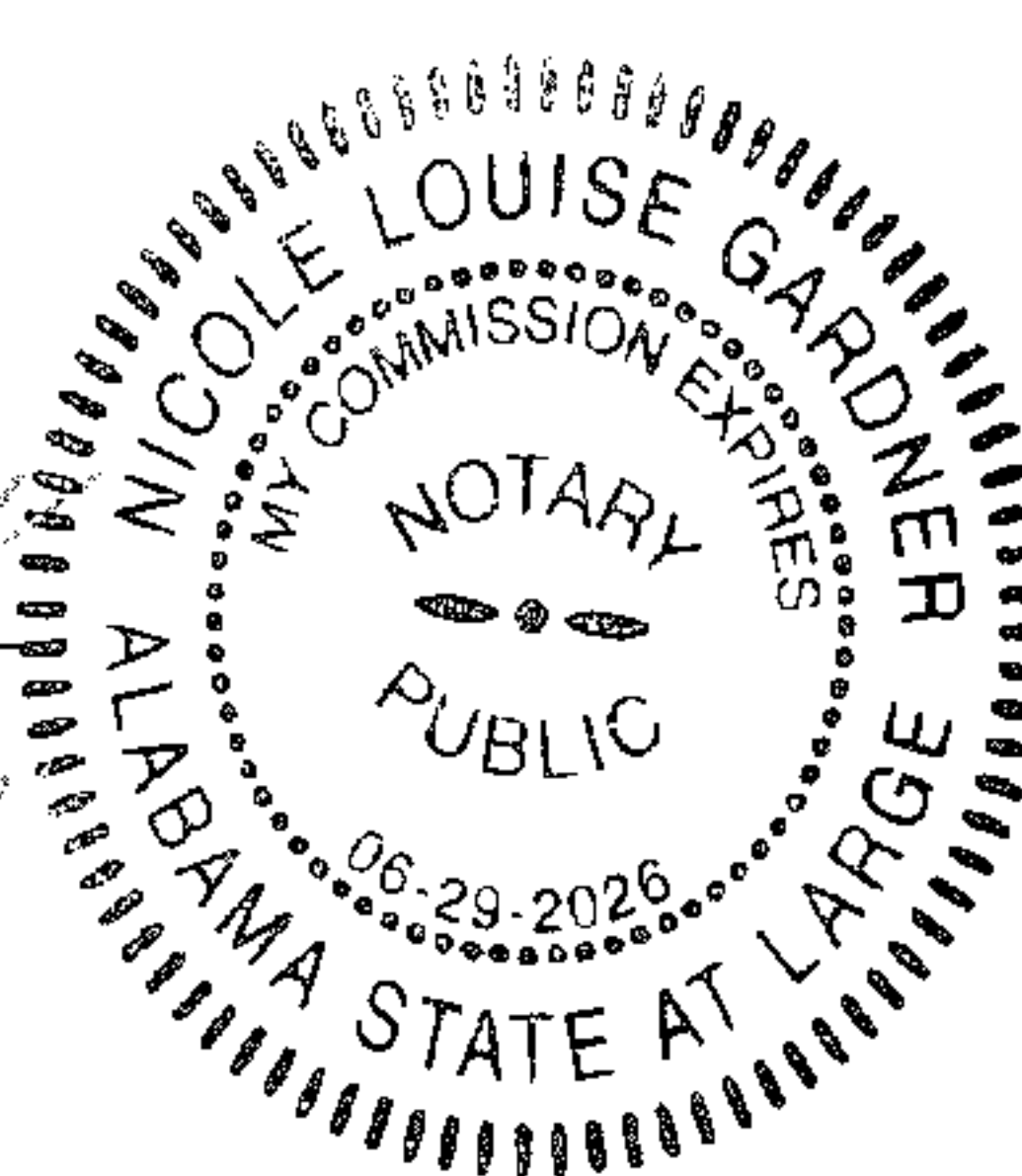


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas F. Huey, whose name as Attorney in Fact for John Terpo, 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 conveyance, he, as such Attorney in Fact, executed the same voluntarily on the day the same bears date for and as the act of John Terpo.

Given under my hand and official seal this 9th day of October, 2025.

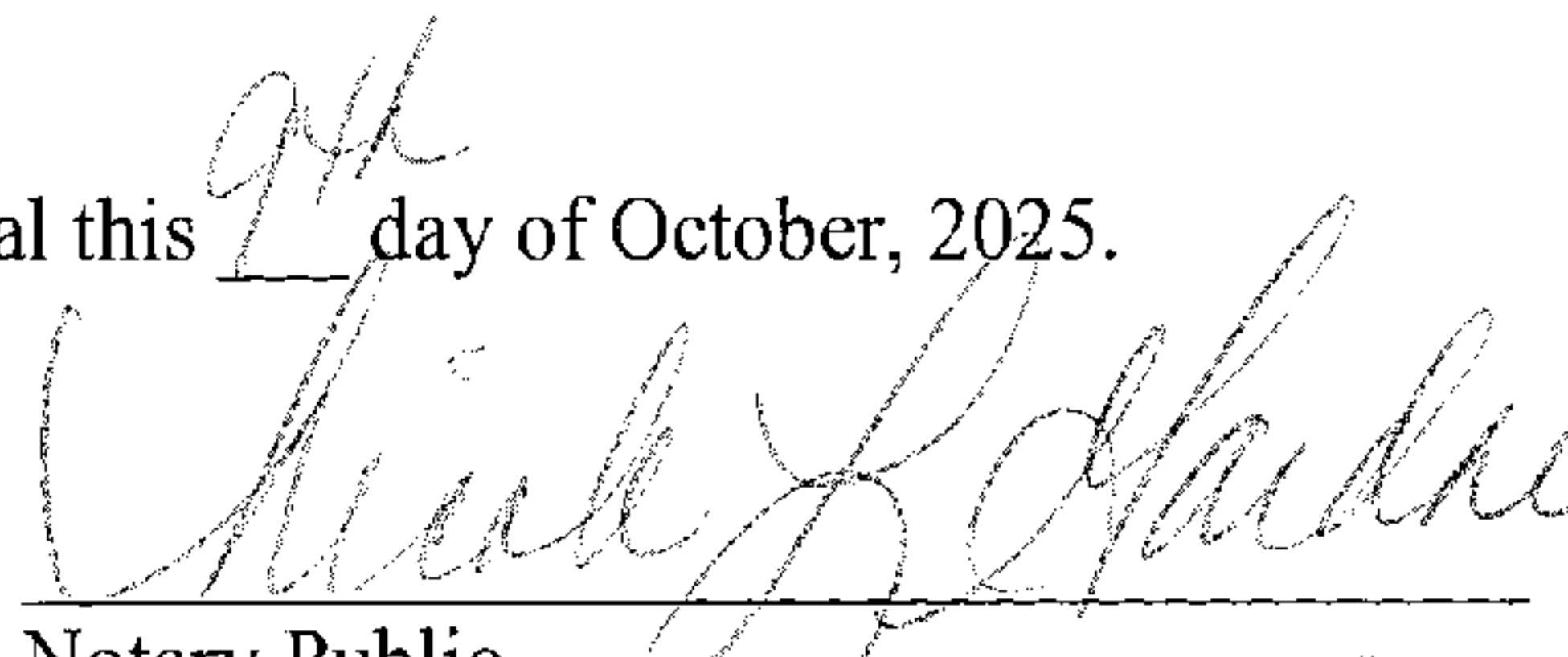

Notary Public
My Commission Expires: 10-29-26

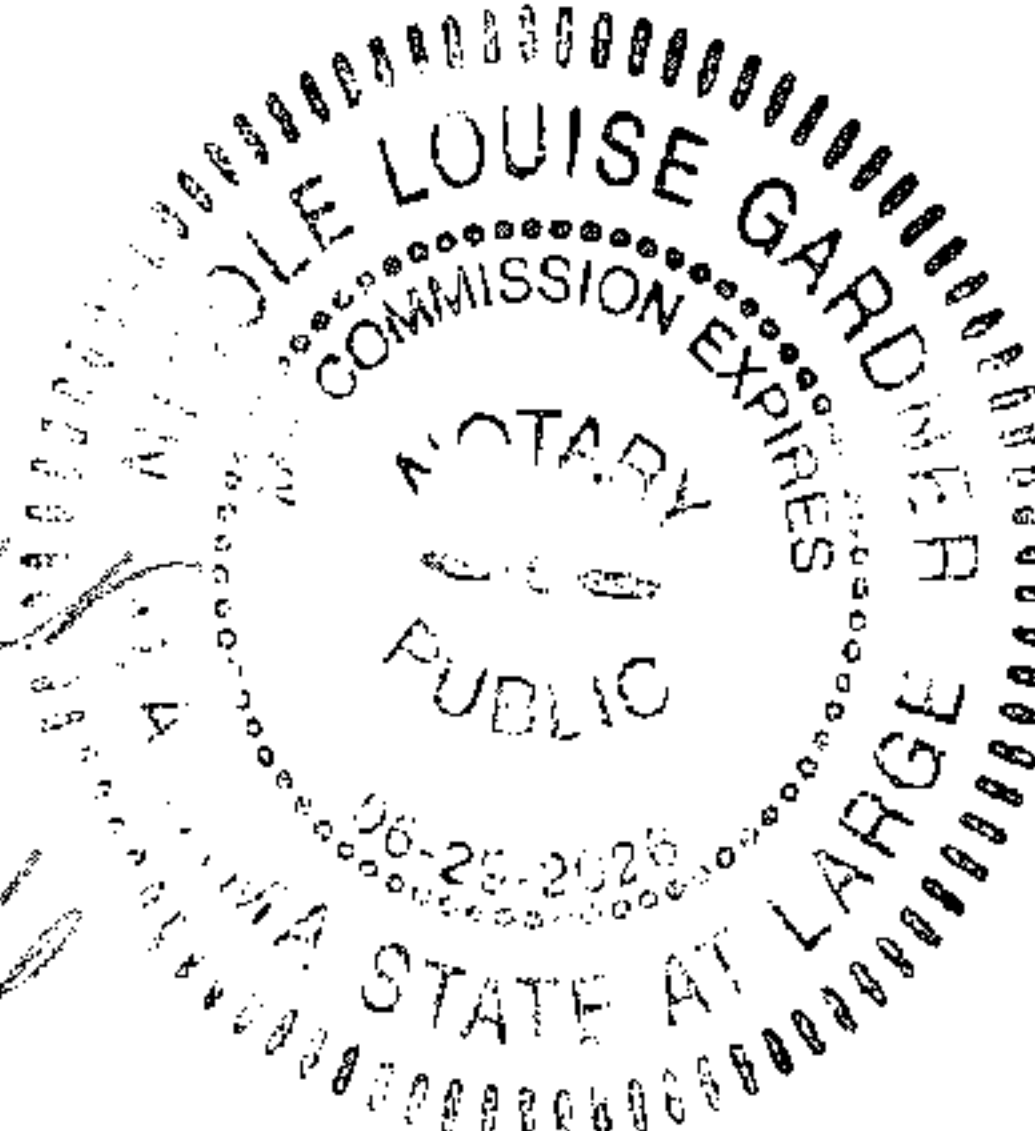


STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Thomas F. Huey, whose name as Attorney in Fact for Jessica Elizabeth Wade, 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 conveyance, he, as such Attorney in Fact, executed the same voluntarily on the day the same bears date for and as the act of Jessica Elizabeth Wade.

Given under my hand and official seal this 9th day of October, 2025.


Notary Public
My Commission Expires: 10-29-26



Poor Quality

In Witness whereof, we have set our hands and seals, this 7 day of October, 2025.

Joel Ray Hogan
Joel Ray Hogan

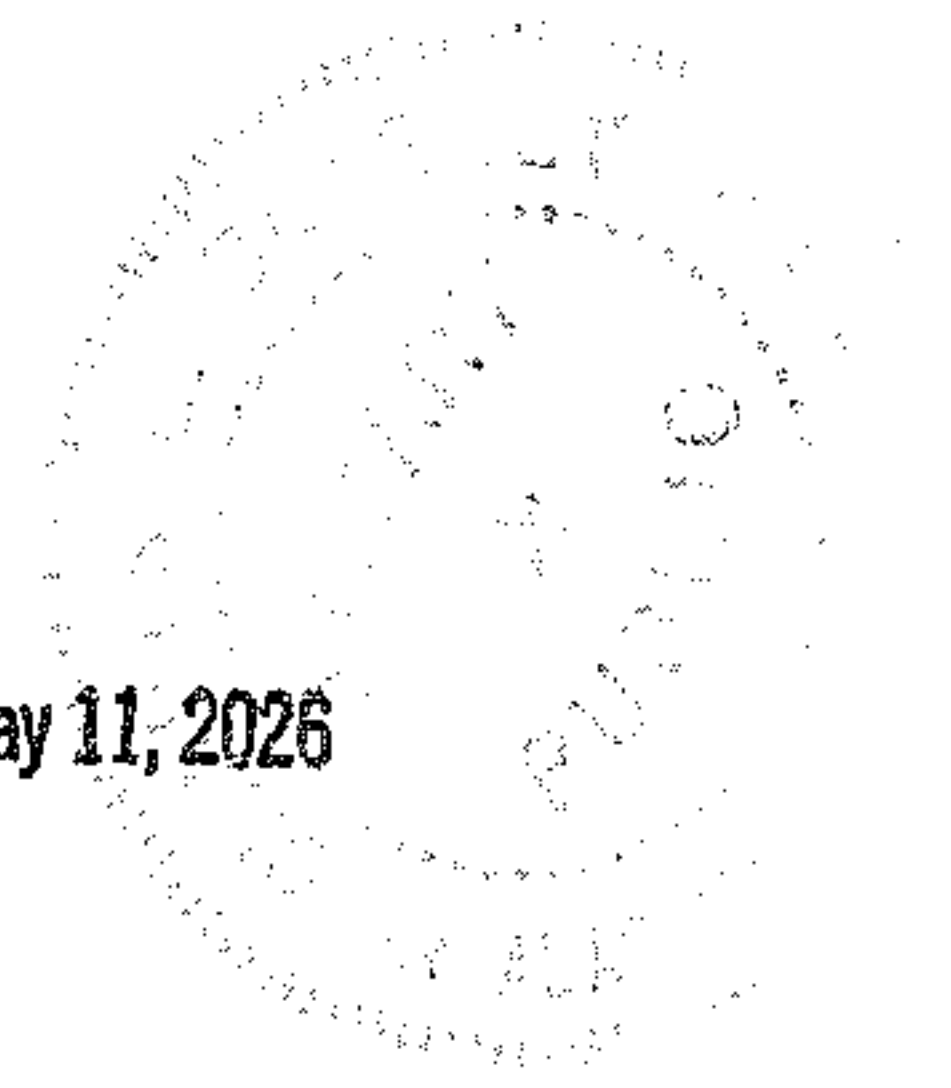
Terri Lee Duncan
Terri Lee Duncan

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joel Ray Hogan and Terri Lee Duncan, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of October, 2025.

Heads Beasley
Notary Public
My Commission Expires: ~~My Commission Expires May 11, 2026~~



In Witness Whereof, I have set my hand and seal, this 7th day of October, 2025.

Stephen Ray Hogan
Stephen Ray Hogan

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stephen Ray Hogan, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of October, 2025.

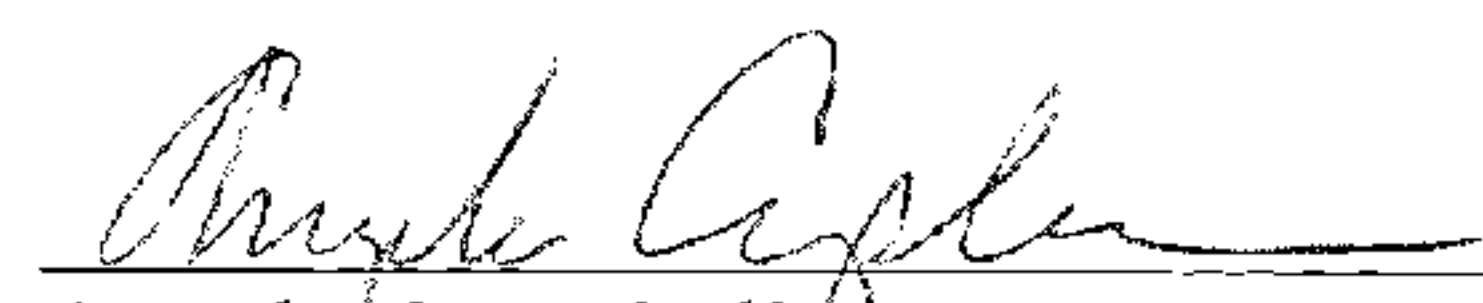
Heads Beasley
Notary Public
My Commission Expires: ~~My Commission Expires May 11, 2026~~



In Witness Whereof, we have set our hands and seals, this 16th day of October, 2025.



Gregory Campbell



Angela Campbell

STATE OF CALIFORNIA
COUNTY OF _____

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gregory Campbell and wife, Angela Campbell, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

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

Notary Public
My Commission Expires:

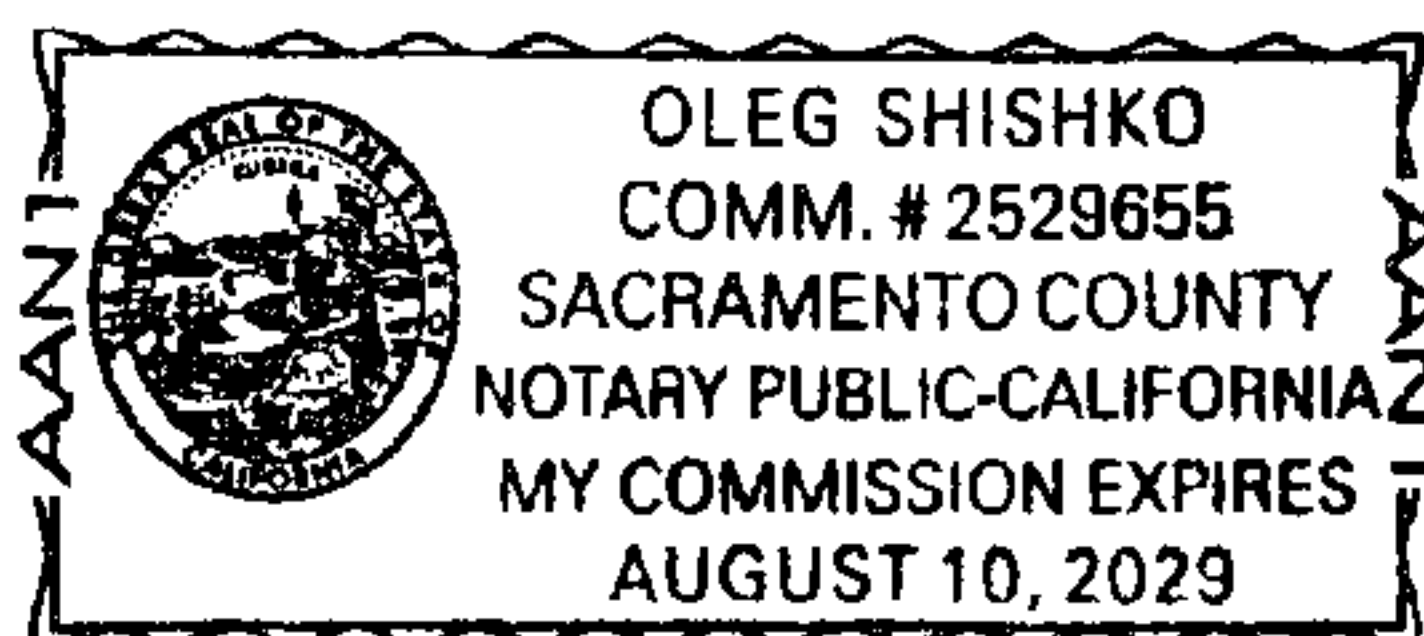
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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 Sacramento

On October 15, 2025, before me, Oleg I. Shishko, Notary Public,
personally appeared Gregory Wayne Campbell and Angela Spano Campbell
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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



PLACE NOTARY SEAL ABOVE

WITNESS my hand and official seal.

SIGNATURE

A handwritten signature in dark ink, appearing to read 'Oleg Shishko', written over a horizontal line.

Though the information below is not required by law, it may prove valuable to persons relying on the document
and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeast corner of Section 6, Township 22 South, Range 3 West, and run along the South line of said Section 6, South 89 degrees 17 minutes 22 seconds West for a distance of 680.48 feet; thence North 00 degrees 16 minutes 16 seconds East for a distance of 363.78 feet; thence North 65 degrees 24 minutes 38 seconds East for a distance of 477.75 feet; thence North 15 degrees 51 minutes 58 seconds West for a distance of 424.30 feet; thence North 70 degrees 09 minutes 20 seconds East for a distance of 94.66 feet; thence South 81 degrees 16 minutes 57 seconds East for a distance of 63.06 feet and along the South right of way line and being a prescriptive right of way of Old Tuscaloosa Road; thence North 84 degrees 10 minutes 06 seconds East for a distance of 136.65 feet; thence North 78 degrees 01 minutes 38 seconds East for a distance of 79.06 feet; thence North 68 degrees 53 minutes 16 seconds East for a distance of 82.50 feet; thence North 57 degrees 40 minutes 29 seconds East for a distance of 93.81 feet; thence North 64 degrees 27 minutes 08 seconds East for a distance of 94.41 feet; thence North 55 degrees 17 minutes 50 seconds East for a distance of 150.35 feet; thence North 48 degrees 47 minutes 38 seconds East for a distance of 52.11 feet; thence South 19 degrees 04 minutes 48 seconds East and leaving said Old Tuscaloosa Road for a distance of 43.78 feet to a point; thence South 00 degrees 39 minutes 48 seconds East for a distance of 146.20 feet; thence South 26 degrees 39 minutes 25 seconds East for a distance of 150.64 feet; thence South 30 degrees 45 minutes 29 seconds East for a distance of 157.03 feet; thence South 55 degrees 55 minutes 01 seconds East for a distance of 189.41 feet; thence South 54 degrees 02 minutes 43 seconds East for a distance of 169.12 feet; thence South 42 degrees 42 minutes 02 seconds East for a distance of 327.28 feet; thence South 42 degrees 42 minutes 02 seconds East for a distance of 356.71 feet; thence North 18 degrees 25 minutes 24 seconds East for a distance of 311.88 feet; thence North 84 degrees 16 minutes 44 seconds East for a distance of 119.38 feet to the center of McHenry/King Creek; thence South 49 degrees 05 minutes 13 seconds East and along said centerline of said creek a distance of 69.55 feet; thence South 16 degrees 53 minutes 29 seconds East for a distance of 84.88 feet; thence South 18 degrees 51 minutes 53 seconds West for a distance of 71.34 feet; thence South 06 degrees 33 minutes 02 seconds West for a distance of 61.09 feet; thence South 11 degrees 13 minutes 50 seconds East for a distance of 229.81 feet to the Southerly line of Section 5, Township 22 South, Range 3 West; thence leaving the centerline of said creek North 87 degrees 16 minutes 54 seconds West for a distance of 894.40 feet; thence North 87 degrees 16 minutes 54 seconds West for a distance of 730.80 feet to the point of beginning.

LESS AND EXCEPT THE FOLLOWING:

All that part claimed by Gloria J. Fochtman, by deeds recorded in Instrument #1995-20881 and Instrument #20020628000305070, being more particularly described as follows:

Commence at the Northwest corner of Section 8, Township 22 South, Range 3 West; thence South 88 degrees 10 minutes 14 seconds East and run 1464.85 feet to the point of beginning; thence North 12 degrees 48 minutes 17 seconds East and run along the center line of a power line 51.91 feet; thence North 85 degrees 59 minutes 25 seconds East and run 136.30 feet; thence North 63 degrees 44 minutes 30 seconds East and run 72.91 feet; thence North 03 degrees 35 minutes 46 seconds East and run 292.12 feet; thence North 83 degrees 06 minutes 22 seconds East and run 253.55 feet; thence South 04 degrees 41 minutes 28 seconds West and run 445.07 feet; thence North 83 degrees 06 minutes 22 seconds East and run 300.00 feet to the center line of King Creek; thence South 36 degrees 11 minutes 48 seconds West and run 16.40 feet along said center line; thence South 02 degrees 12 minutes 37 seconds West and run 112.76 feet along said center line; thence South 04 degrees 37 minutes 13 seconds East and run 92.28 feet along said center line; thence South 00 degrees 18 minutes 27 seconds West and run 49.18 feet along said center line; thence South 70 degrees 04 minutes 41 seconds West and run 28.88 feet along said center line; thence South 24 degrees 23 minutes 31 seconds West and run 457.40 feet; thence North 86 degrees 08 minutes 24 seconds West and run 239.77 feet; thence South 12 degrees 48 minutes 15 seconds West and run 176.59 feet; thence South 86 degrees 08 minutes 24 seconds East and run 33.41 feet; thence South 12 degrees 48 minutes 15 seconds West and run 35.91 feet; thence South 03 degrees 32 minutes 27 seconds West and run 98.79 feet; thence South 86 degrees 08 minutes 24 seconds East and run 168.71 feet; thence South 03 degrees 32 minutes 27 seconds West and run 706.76 feet; thence South 09 degrees 16 minutes 19 seconds West and run 291.98 feet to the North margin of a Graded Public Road; thence along said road margin North 87 degrees 12 minutes 20 seconds West and run 33.21 feet; thence North 09 degrees 16 minutes 19 seconds East and run 294.08 feet; thence North 03 degrees 32 minutes 27 seconds East and run 672.29 feet; thence North 86 degrees 08 minutes 24 seconds West and run 168.71 feet; thence North 03 degrees 32 minutes 27 seconds East and run 134.26 feet; thence North 86 degrees 08 minutes 24 seconds West and run 429.00 feet to the center line of a power line; thence North 12 degrees 48 minutes 15 seconds East and run along said center line 868.01 feet to the point of beginning.

According to survey of Frank G. Garrett, Jr., PLS. #9500, Dated June 26, 1995.

AND

Begin at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 8, Township 22 South, Range 3 West; thence run South 00 degrees 00 minutes 04 seconds East and along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 179.89 feet to the Northwest right of way line of Shelby County Road No. 17, said point being on a curve to the left having a central angle of 13 degrees 26 minutes 41 seconds and a radius of 612.92 feet; thence along the chord of said curve South 20 degrees 23 minutes 28 seconds West and run 143.49 feet; thence North 00 degrees 00 minutes 04 seconds West and run 481.70 feet; thence South 87 degrees 51 minutes 02 seconds West and run 996.83 feet; thence North 86 degrees 58 minutes 36 seconds West and run 74.87 feet; thence South 36 degrees 11 minutes

27 seconds West and run 81.72 feet; thence South 83 degrees 06 minutes 22 seconds West and run 300.00 feet; thence North 04 degrees 41 minutes 28 seconds East and run 445.07 feet; thence North 83 degrees 06 minutes 22 seconds East and run 300.00 feet; thence North 83 degrees 53 minutes 20 seconds East and run 57.92 feet; thence South 56 degrees 42 minutes 41 seconds East and run 61.70 feet; thence North 44 degrees 36 minutes 21 seconds East and run 147.72 feet; thence North 80 degrees 57 minutes 36 seconds East and run 40.51 feet; thence North 43 degrees 48 minutes 57 seconds East and run 72.18 feet; thence North 63 degrees 50 minutes 41 seconds East and run 127.52 feet; thence North 36 degrees 27 minutes 38 seconds East and run 29.51 feet; thence North 73 degrees 42 minutes 56 seconds East and run 78.97 feet; thence South 71 degrees 31 minutes 29 seconds East and run 193.16 feet; thence South 62 degrees 38 minutes 32 seconds East and run 49.39 feet; thence South 56 degrees 28 minutes 38 seconds East and run 23.05 feet; thence South 73 degrees 21 minutes 02 seconds East and run 52.00 feet; thence South 76 degrees 00 minutes 53 seconds East and run 101.45 feet; thence North 65 degrees 25 minutes 55 seconds East and run 24.55 feet; thence South 74 degrees 45 minutes 36 seconds East and run 60.29 feet; thence North 59 degrees 39 minutes 05 seconds East and run 170.35 feet to the East line of the Southeast Quarter of the Southwest Quarter of Section 5, Township 22 South, Range 3 West; thence South 00 degrees 00 minutes 04 seconds East and along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 693.88 feet to the point of beginning.
According to survey of J.S. Pilkington, RLS #1304, dated January, 1992.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2025 02:46:18 PM
\$218.00 PAYGE
20251021000323460

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Tom Huey
 Mailing Address 41 Timber Trail
Port Orange, FL
32127

Grantee's Name Adam Zeytoon
 Mailing Address 5179 Lake Crest Cir
Hoover, AL
35226

Property Address vacant
land

Date of Sale 10-9-25
 Total Purchase Price \$ 100,000.00

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
☐ Other

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 10-9-25

Print Mike T. Appraiser

Sign Mike T. Appraiser

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1