

This instrument was prepared by:
Gilmer T. Simmons
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Royal Investment Company, LLC
P.O. Box 492
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars (\$335,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Alan August, as Personal Representative of the Estate of Georgiana Ann August, deceased,
Probate Case No. PR-2024-000281, Shelby County, Alabama

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Royal Investment Group, LLC, an Alabama Limited Liability Company

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 4, Block 3, according to the Survey of Indian Springs Ranch, as recorded in Map Book 4 Page 29, in the Probate Office of Shelby County, Alabama.

\$668,518.27 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2026 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

Georgianna Ann August acquired title as the devisee and Personal Representative of the Estate of Kathryn August Thomas, Probate Case No. PR-2017-000053.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 21st day of October, 2025.

Estate of Georgiana Ann August

By: Alan August, Personal Representative
Alan August, Personal Representative

**STATE OF ALABAMA
COUNTY OF JEFFERSON**

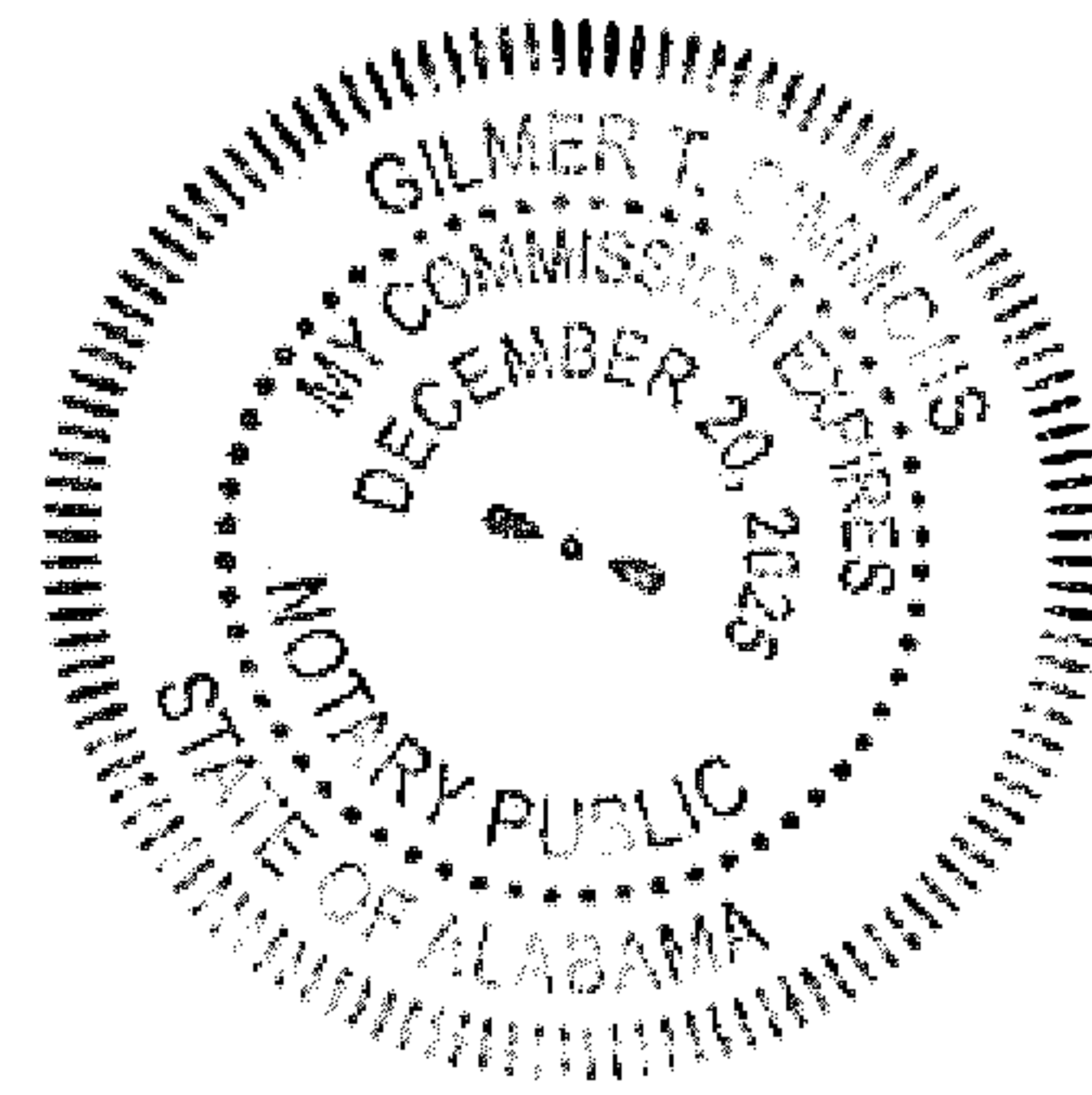
I, the undersigned Notary Public in and for said County and State, hereby certify that Alan August, as Personal Representative of the Estate of Georgiana Ann August, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance and with full authority as such Personal Representative, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 2025.

Gilmer T. Commins

Notary Public

My Commission Expires: 12/20/2025



Real Estate Sales Validation Form

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

Grantor's Name	Alan August, Personal Representative of Est. of Georgiana Ann August	Grantee's Name	Royal Investment Company, LLC
Mailing Address	350 Arrowhead Lane Indian Springs Village, AL 35124	Mailing Address	P.O. Box 492 Helena, AL 35080
Property Address	350 Arrowhead Lane Indian Springs Village, AL 35124	Date of Sale	10/21/2025
		Total Purchase Price	\$335,000.00
		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)

- | | |
|---|--------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> 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.

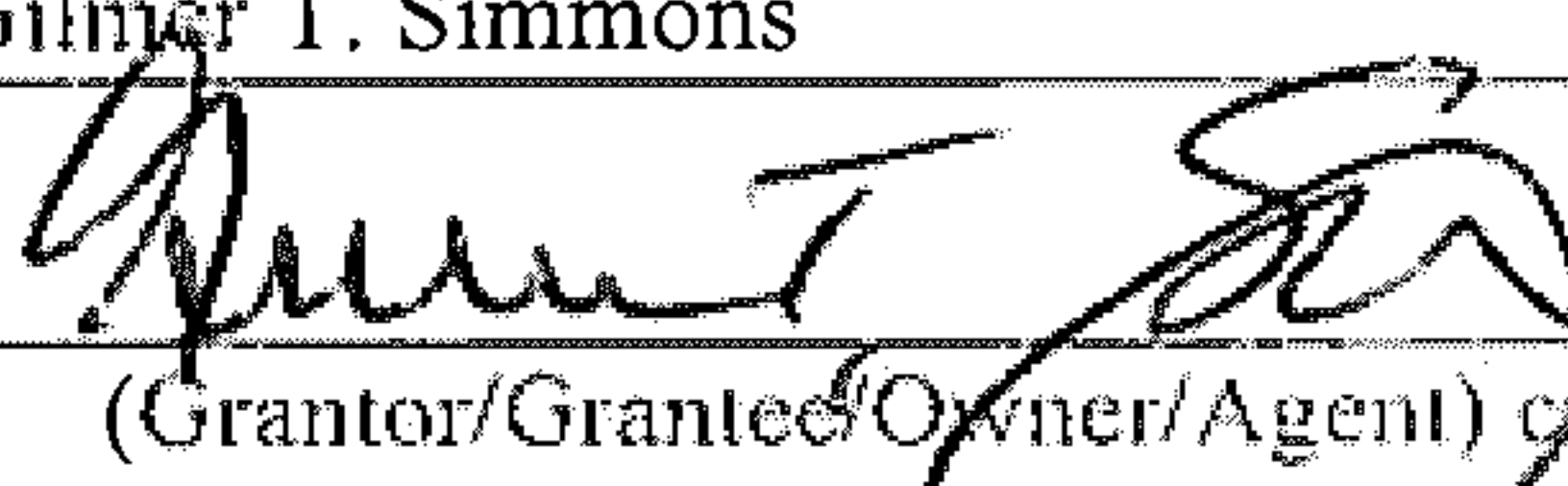
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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 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	10/21/2025	Print	Gilmer T. Simmons
<input type="checkbox"/> Unattested	_____ (verified by)	Sign	 (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
10/23/2025 08:05:27 AM
\$29.00 JOANN
20251023000324690

Allie S. Boyd