

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
AARAV SHAURYA INC.
3065 IRS DR
HOOVER, AL 35244

Know all men by these presents:

That in consideration of NINE HUNDRED FIFTY THOUSAND AND 00/100 (\$ 950,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, HOLDEN ENERGY, LLC AND WARREN ULCH TRUSTEE OF THE WARREN ULCH REVOCABLE TRUST (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: AARAV SHAURYA INC. (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Parcel A

Description: Commence at a 3/4" pipe at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama and run North 00 degrees 00 minutes 00 seconds East for 465.00 feet to a found 1" pipe; thence run North 18 degrees 00 minutes 00 seconds West for 55.00 feet to a found 1/2" rebar; thence run North 62 degrees 30 minutes 00 seconds East for 86.90 feet to a found 1/2" rebar; thence run North 31 degrees 05 minutes 15 seconds West for 92.31 feet to a found 1/2" rebar and the point of beginning. From said point of beginning, run North 01 degree 09 minutes 14 seconds East for 65.85 feet to a found 5/8" rebar thence run North 31 degrees 07 minutes 15 seconds West for 168.71 feet to a found 1/2" rebar on the East right of way of Shelby County Hwy. No. 18; thence along said Hwy. South 16 degrees 40 minutes 43 seconds West for 47.25 feet to a set iron; thence continue along said Hwy. South 15 degrees 48 minutes 28 seconds West for 242.54 feet to a set iron; thence leaving said road run North 67 degrees 33 minutes 18 seconds East for 30.19 feet to a chimney corner; thence run North 22 degrees 26 minutes 43 seconds West for 3.65 feet to a chimney corner; thence run North 67 degrees 33 minutes 18 seconds East for 8.00 feet to a chimney corner; thence run South 22 degrees 26 minutes 45 seconds East for 3.65 feet to a chimney corner; thence run North 67 degrees 33 minutes 18 seconds East for 140.87 feet to the point of beginning.

Parcel B:

Commence at the SW corner of the SW 1/4 of the NW 1/4, §7, Twp 24N, R13E, and run N 465 feet; thence turn 18° left and run 55 feet; thence turn 80°30' right and run 86.9 feet; thence turn 93° 35' 15" left and run 71.05 feet to the point of beginning; Thence continue along last described course 21.26 feet; thence turn 81° 21' 27" left and run 141.99 feet; thence turn 90° 00' 11" right and run 3.6 feet; thence turn 90° 00' 11 " left and run 8 feet; thence turn 89° 59' 49" right and run 30.19 feet to the S right-of-way line of Shelby County Road No. 18; thence turn 50° 50' 38" left and run 27.12 feet; thence turn 129° 09' 33" left and run 204.49 feet to the point of beginning.

All according to a survey of Gary R Smith, RLS #6740 and dated January 29, 1991.

Parcel C:

Commence at the SW corner of the SW 1/4 of the NW 1/4, §7, Twp 24N, R13E and run N 465 feet; thence turn 18° left and run 55 feet to the point of beginning; Thence turn 80° 30' right and run 86.9 feet; thence turn 93° 35' 15" left and run 71.05 feet; thence turn 81 ° 21' 38" left and run 204.49 feet to the S right-of-way line of Shelby County Highway 18; thence turn 50° 50' 27" left and run along said right-of-way line 18 feet to the E right-of-way of Alabama Highway 155, being a point on a curve to the right having a central angle of 0° 48' 14" and a radius of 5754 feet; thence along the arc of said curve 80.74 feet; thence turn 70° 17' 42" left from extended chord and run 106.57 feet to the point of beginning.

According to a survey of Gary R. Smith, RLS #6740 and dated January 29, 1991.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$855,000.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

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, that 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 10th day of October, 2025

HOLDEN ENERGY, LLC


BY: SCOTT HOLDEN,
ITS: MANAGING MEMBER

STATE OF Alabama

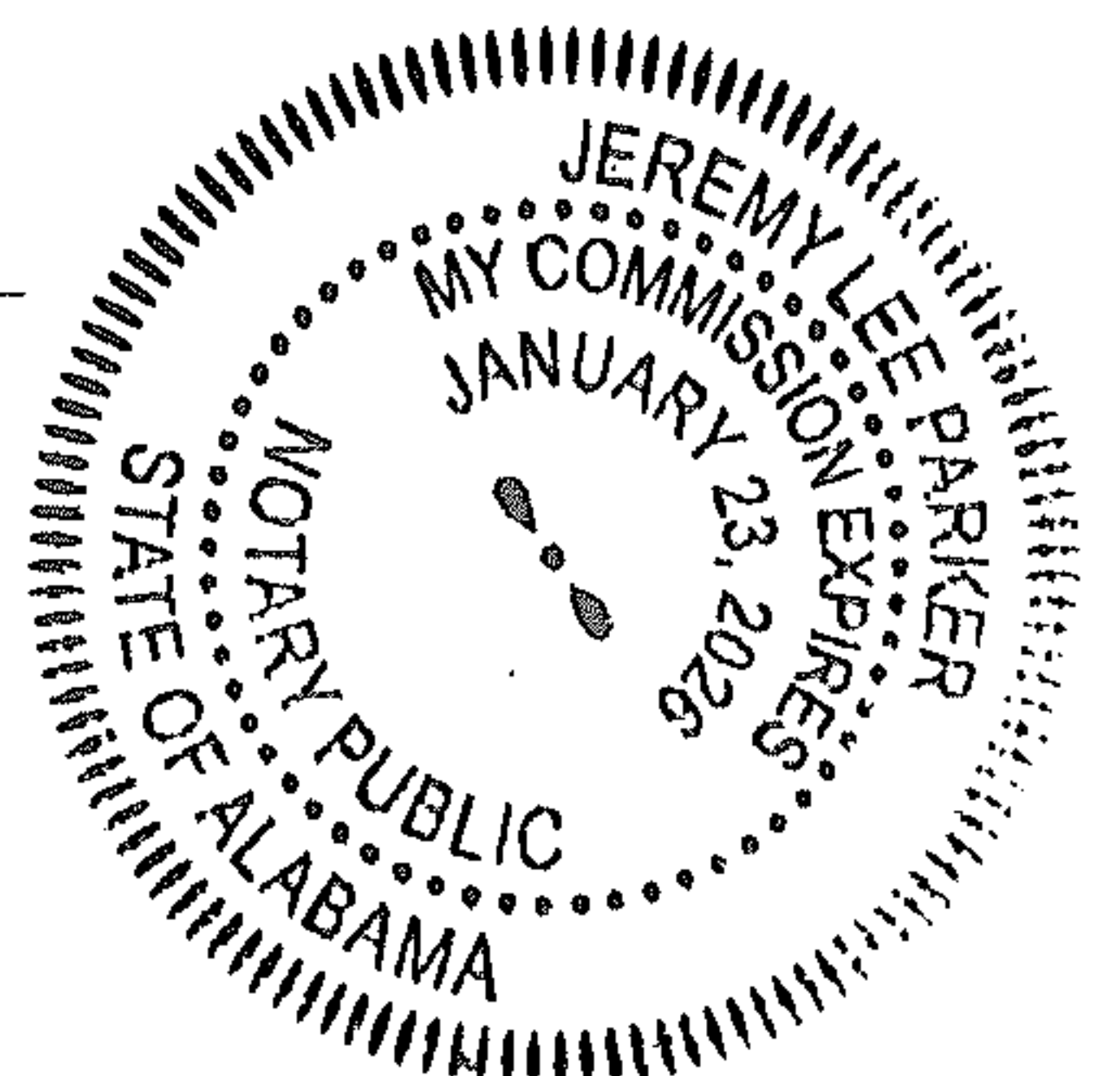
COUNTY Jefferson

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that SCOTT HOLDEN whose name as Managing Member of HOLDEN ENERGY LLC, a Limited Liability Company, 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company Given under my hand and official seal this 10th day of October, 2025


NOTARY PUBLIC

MY COMMISSION EXPIRES:



IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 10th day of October, 2025

WARREN ULCH TRUSTEE OF THE WARREN ULCH REVOCABLE TRUST

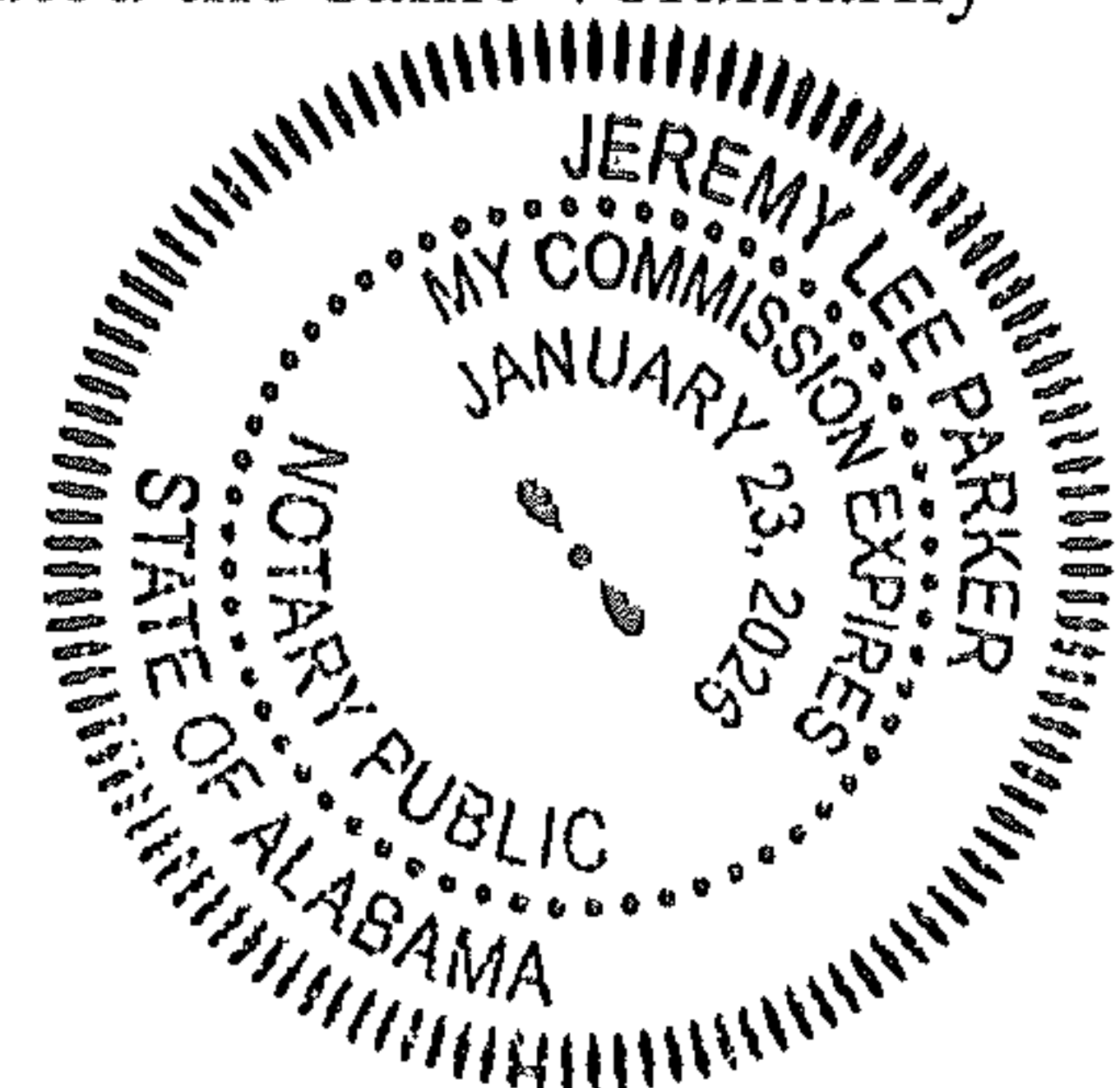
Warren Ulch
BY: WARREN ULCH
ITS TRUSTEE

State of Alabama
County of

I, The Undersigned, a notary public, hereby certify that WARREN ULCH whose name(s) as Trustee(s) of the WARREN ULCH REVOCABLE TRUST s/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the conveyance, that WARREN ULCH in his/her capacity as Trustee, did executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and seal this 10TH DAY OF OCTOBER 2025

Jeremy L. Parker
Notary Public
My Commission Expires: _____



Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

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

Grantor's Name	Holden Energy, LLC and Warren Ulch, Trustee of Warren Ulch Trust of the Warren Ulch Revocable Trust	Grantee's Name	AARAV SHAURYA INC.
Mailing Address	8052 HWY 155 Montevallo, AL 35115		3065 IRIS DR HOOVR AL 35244
Property Address	8052 HWY 155 Montevallo, AL 35115	Date of Sale	October 10, 2025
		Total Purchase Price	\$950,000.00
		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 ☐ Appraisal
☐ Sales Contract ☐ Other to
☒ 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).

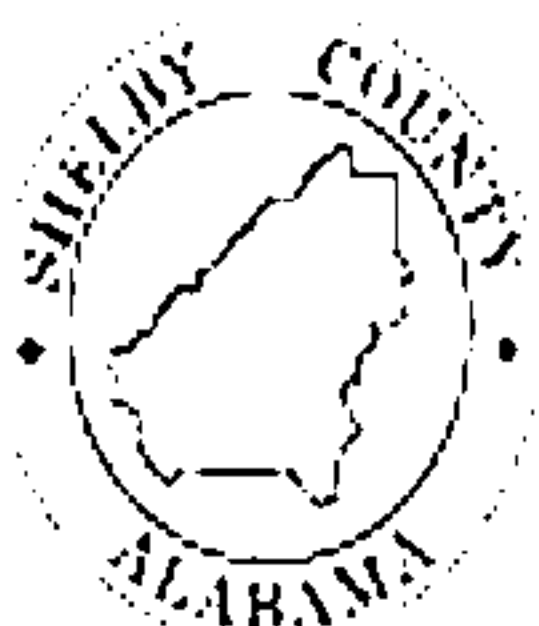
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 10/10/2025

Print JEREMY LEE PARKER

Sign: _____
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/28/2025 10:09:12 AM
\$127.00 KELSEY
20251028000329180

Allen S. Bayl