20251030000332120 10/30/2025 08:07:54 AM DEEDS 1/3

Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Aviator Holdings, LLC 1134 Fox Valley Farms Rd. Alabaster, AL 35007

STATE OF ALABARA			
STATE OF ALABAMA)		
)	WARRANTY DEED	
COUNTY OF SHELBY			

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of SIX HUNDRED THIRTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$638,500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, PARKER PLAZA, LLC, an Alabama limited liability company (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantee, AVIATOR HOLDINGS, LLC, an Alabama limited liability company (hereinafter referred to as Grantee), the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3, according to the Final Plat of Parker Plaza, as recorded in Map Book 57, Page 50, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, setback lines, covenants, agreements, and mineral/mining rights, if any, of record.

\$574,650.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantee, its heirs and assigns forever.

And said Grantor, for said Grantor, its heirs, successors, executors and administrators, covenants with Grantee, and with its heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and its heirs, executors and administrators shall, warrant and defend the same to said Grantee, and its heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 29th day of October, 2025.

PARKER PLAZA, LLC

Median Median Memorian Me

Notary Public, Alabama State at Large

Expires 8/15/2026

Malcolm Stewart McLeod

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that STEPHEN MADISON McMINN, as Manager/Member of PARKER PLAZA, LLC, 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 instrument, he, as said Manager/Member, and with full authority, executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of October, 2025.

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My commission expires:

Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1 PARKER PLAZA, LLC Grantee's NameAVIATOR HOLDINGS, LLC Grantor's Name Mailing Address **2020 COUNTY RD 33** Mailing Address1134 FOX VALLEY FARMS RD. ALABASTER, AL 35007 **PELHAM, AL 35124 2020 COUNTY RD 33** Date of SaleOctober 29, 2025 Property Address **PELHAM, AL 35124** Total Purchase Price\$638,500.00 OL Actual Value 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 X 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). 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 October 29, 2025 Malcolm S. McLeod Print Sign _ Unattested 4Grantor/Grantee/Owner/Agent) gircle one (verified by)

Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 10/30/2025 08:07:54 AM **\$92.00 KELSEY**

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