

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(2050 987-2211)

PLEASE SEND TAX NOTICE TO:
BRIGHTER DAY ENTERPRISES LLC Series 2025-9
POST OFFICE BOX 380036
BIRMINGHAM, ALABAMA 35238

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$215,000.00)** to the undersigned GRANTOR, **Gateway Group Enterprises, Inc., Trustee of the 105 Love Lane Trust**, a corporation (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **BRIGHTER DAY ENTERPRISES LLC Series 2025-9**, an Alabama Series Limited Liability Company (herein referred to as GRANTEE) the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 84, of the Villages at Westover according to Map Book 39 pages 9A and 9B as recorded in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2026, which are a lien but not yet due and payable until October 1, 2026.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 20080109000013350 and Map Book 39 pages 9A and 9B in the Probate Office.
3. Articles of Incorporation of The Villages of Westover Residential Association, Inc. as recorded in Instrument No. 20110105000004300 in the Probate Office.
4. Restrictive Covenants and Grant of Land Easement(s) to Alabama Power Company by instrument(s) recorded in Instrument No. 20070517000229750 in the Probate Office.
5. A 20 foot building setback line from Love Lane as recorded in Map Book 39 pages 9A and 9B in the Probate Office.
6. A 5 foot drainage and utility easement along the front of lot as shown on recorded Map Book 39 pages 9A and 9B in the Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Instrument No. 20060329000146680 in the Probate Office.
8. Release of damages as set out in Instrument No. 20080128000035420 in the Probate Office.

TO HAVE AND TO HOLD to the said GRANTEE, successors and assigns forever.

AND SAID GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and or assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its **President, Jason Hollon**, who is authorized to execute this conveyance, has hereto set its signature and seal this 30TH day of OCTOBER, 2025.

Gateway Group Enterprises, Inc., Trustee of the 105 Love Lane Trust

BY: _____

AS: **President**

This instrument has been executed as required by the Articles of Incorporation and By-Laws and the same have not been modified or amended.

STATE OF ALABAMA
COUNTY OF SHELBY

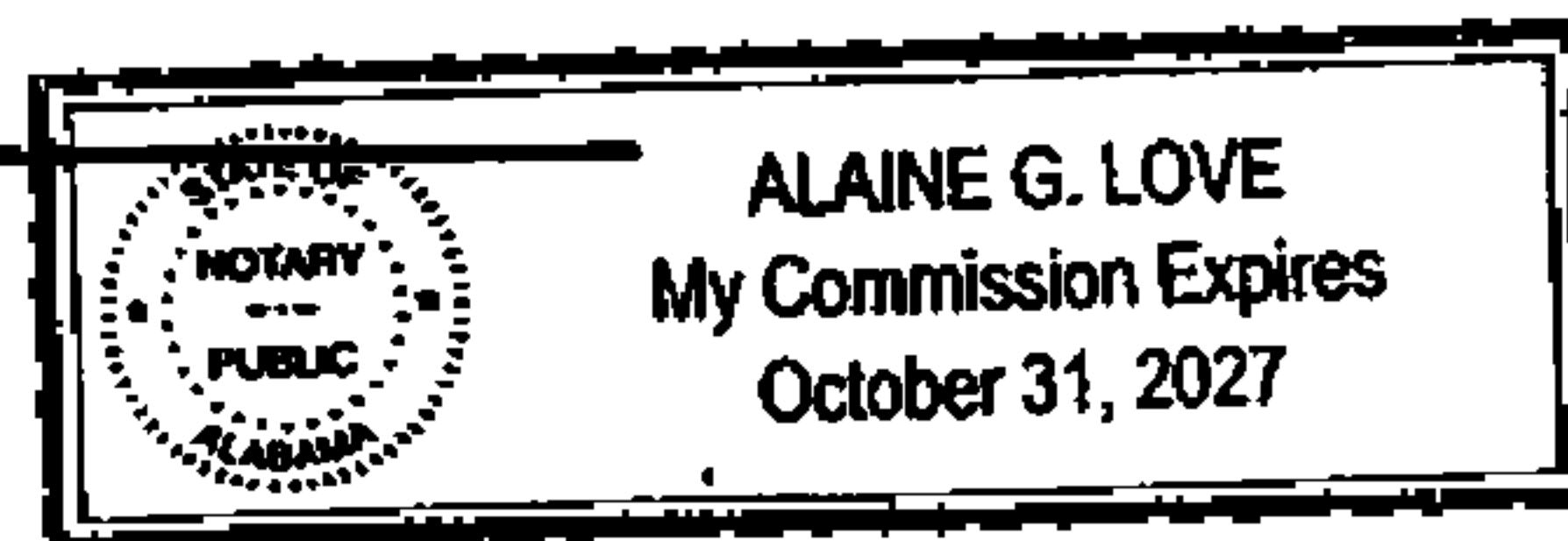
I, the undersigned, a notary public in and for said county, in said state, hereby certify that **Jason Hollon**, whose name as **President of Gateway Group Enterprises, Inc., Trustee of the 105 Love Lane Trust**, a corporation, is signed to the foregoing conveyance and who is known to me, acknowledged 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 for and as the act of said corporation.

Given under my hand and official seal this 30TH day of OCTOBER, 2025.

Alaine G. Love

NOTARY PUBLIC

My Commission Expires: _____



Grantor's Name:

Gateway Group Enterprises, Inc., Trustee of the 105 Love Lane

Mailing Address:

POST OFFICE BOX 380036
BIRMINGHAM, ALABAMA 35238

Property Address:

105 Love Lane
Sterrett, AL 35147

Grantee's name:

BRIGHTER DAY ENTERPRISES LLC Series 2025-9

Mailing Address:

POST OFFICE BOX 380036
BIRMINGHAM, ALABAMA 35238

Date of Sale: OCTOBER 30TH, 2025

Total Purchase Price: \$215,000.00

or

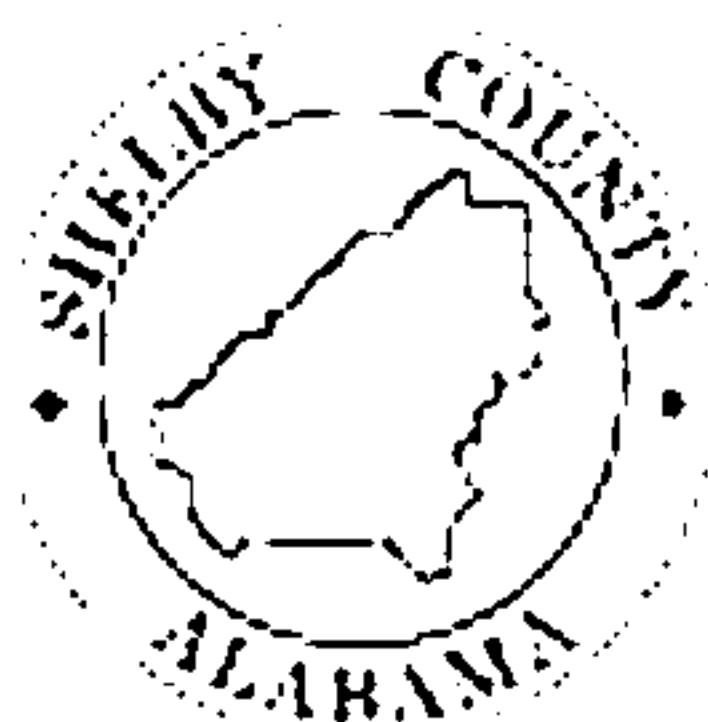
Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statements

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

11/05/2025 12:19:12 PM

\$243.00 KELSEY

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Allen S. Bayl