

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2025-952

Send Tax Notice To:
JC/AC, LLC
108 Chandalar Drive
Pelham, AL 35124

20251105000339940
11/05/2025 01:14:28 PM
DEEDS 1/3

SPECIAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **KENYA DIASPORA MEDIA, AN ALABAMA NON-PROFIT ORGINAZATION**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **JC/AC, LLC** (herein referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Commence at the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed West along the North boundary of said 1/4 - 1/4 section for a distance of 460.13 feet to a 1/2 inch rebar in place to the POINT OF BEGINNING, from this beginning point proceed South 49 degrees 49 minutes 19 seconds West for a distance of 74.66 feet to a 1/2 inch rebar in place, said point being located on the Easterly right-of-way of Chandalar Drive; thence proceed Northwesterly along the Eastern right-of-way and along the curvature of a concave curve left having a delta angle of 14 degrees 43 minutes 03 seconds and a radius of 448.65 feet for a chord bearing and distance of North 48 degrees 02 minutes 25 seconds West for 114.93 feet to a 1/2 inch rebar in place; thence proceed North 44 degrees 05 minutes 48 seconds East for a distance of 113.92 feet to a point on the Westerly right-of-way of Alabama Power Company right-of-way to a 1/2 inch rebar in place; thence proceed South 29 degrees 46 inches 50 seconds East along the Westerly right-of-way of said Alabama Power Company right-of-way for a distance of 127.30 feet to the POINT OF BEGINNING; the above described land is located in the Northwest 1/4 of the Northeast 1/4 of Section 12, Township 20 South, Range 3 West and the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

~~\$200,000.00~~ of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal this the 3rd day of November, 2025.

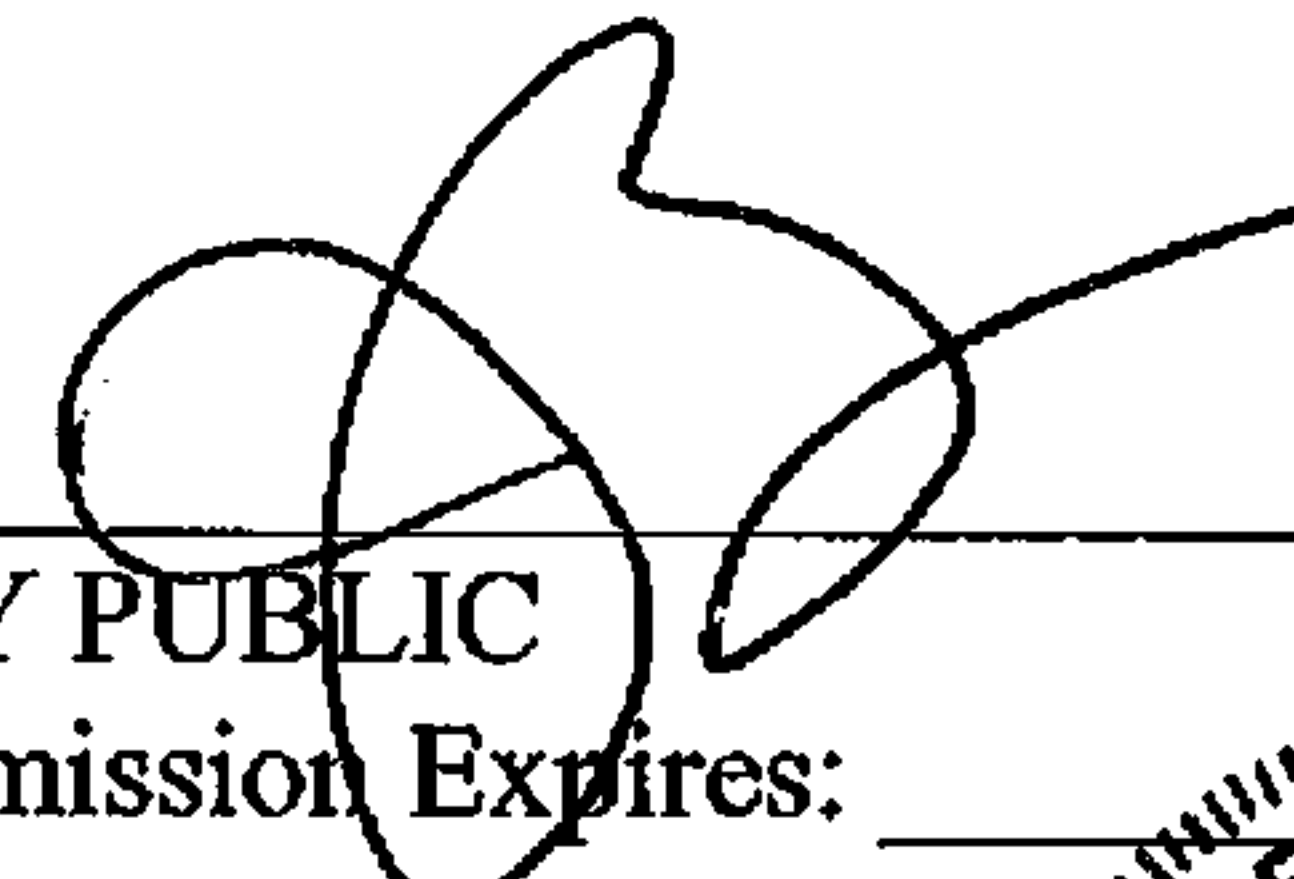
KENYA DIASPORA MEDIA


BY: JEREMIAH WAMBUI
ITS: DIRECTOR

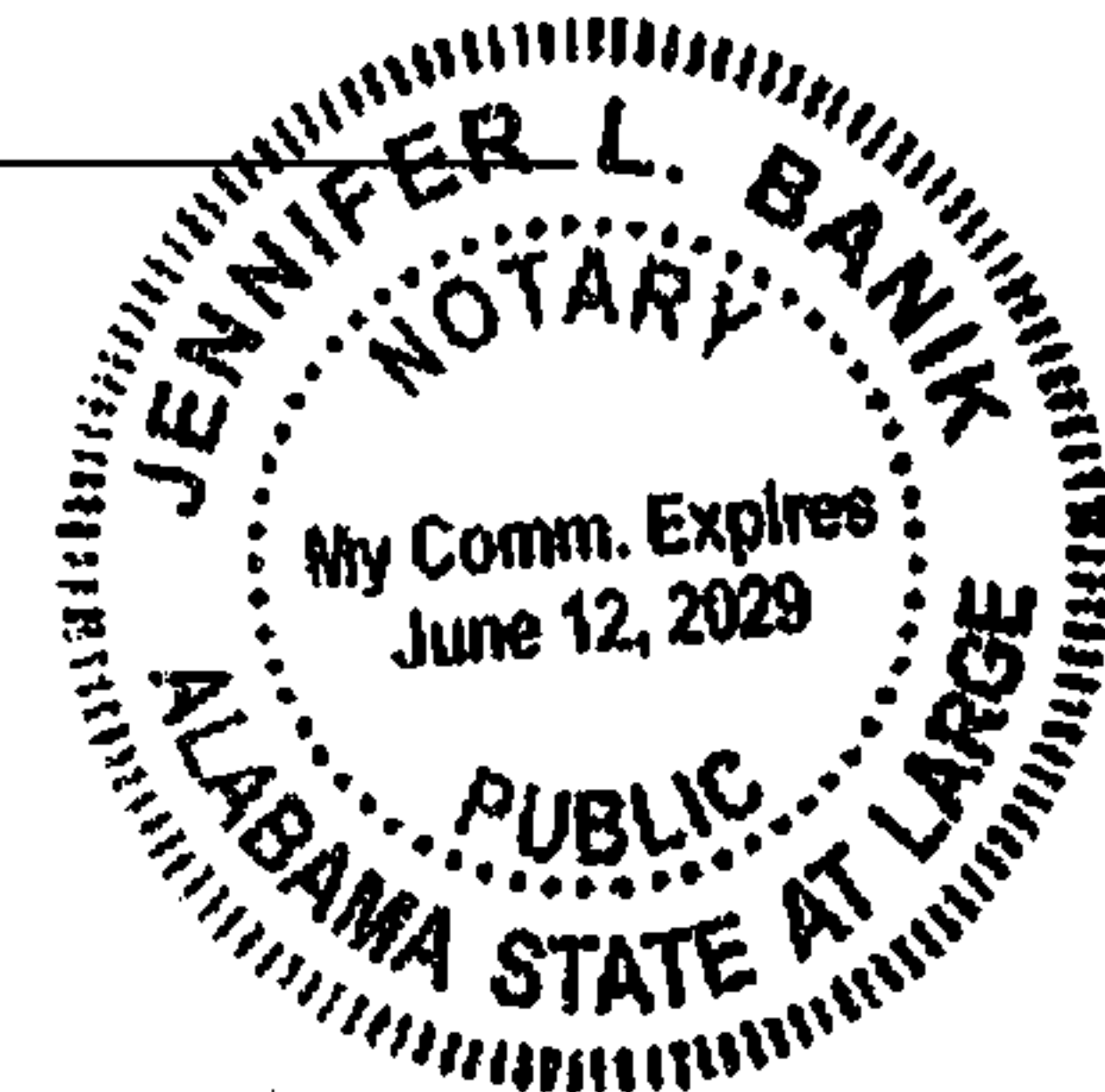
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **JEREMIAH WAMBUI, DIRECTOR of KENYA DIASPORA MEDIA**, 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/she has executed the same voluntarily in his capacity as said Director and with full authority on the day the same bears date.

Given under my hand and official seal, this 3rd day of November, 2025.



NOTARY PUBLIC
My Commission Expires: _____



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

Grantor's Name KENYA DIASPORA MEDIA
 Mailing Address 108 Chandalar Dr
Pelham, AL 35124

Grantee's Name JC/AC, LLC
 Mailing Address 108 Chandalar Dr
Pelham, AL 35124

Property Address 108 Chandalar Drive
Pelham, AL 35124

Date of Sale 11/03/2025
 Total Purchase Price \$250,000.00
 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 11/05/2025

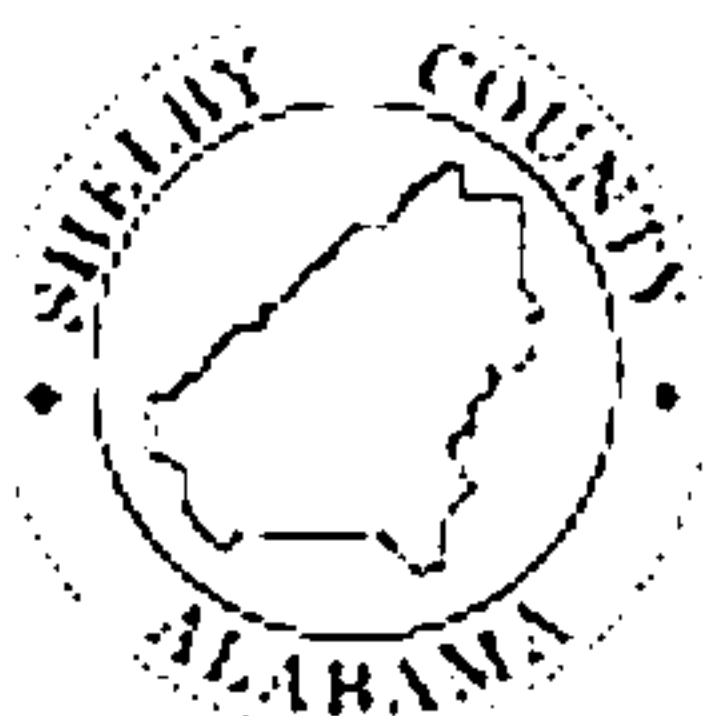
Print Jennifer Banik

☐ Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/05/2025 01:14:28 PM
 \$78.00 JOANN
 20251105000339940

Form RT-1

Allen S. Bayl