

This instrument was prepared by:  
Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
FNL Rentals, LLC  
6021 Woodvale Court  
Helena, AL 35080

**WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Three Hundred Sixty Thousand and no/100---Dollars (\$360,000.00)** and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Diane Sirois and husband, Ken Sirois**, herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **FNL Rentals, LLC**, (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**See attached Exhibit "A".**

**\$300,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.**

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated

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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 5<sup>th</sup> day of November, 2025.

*Diane Sirois* (SEAL)  
Diane Sirois

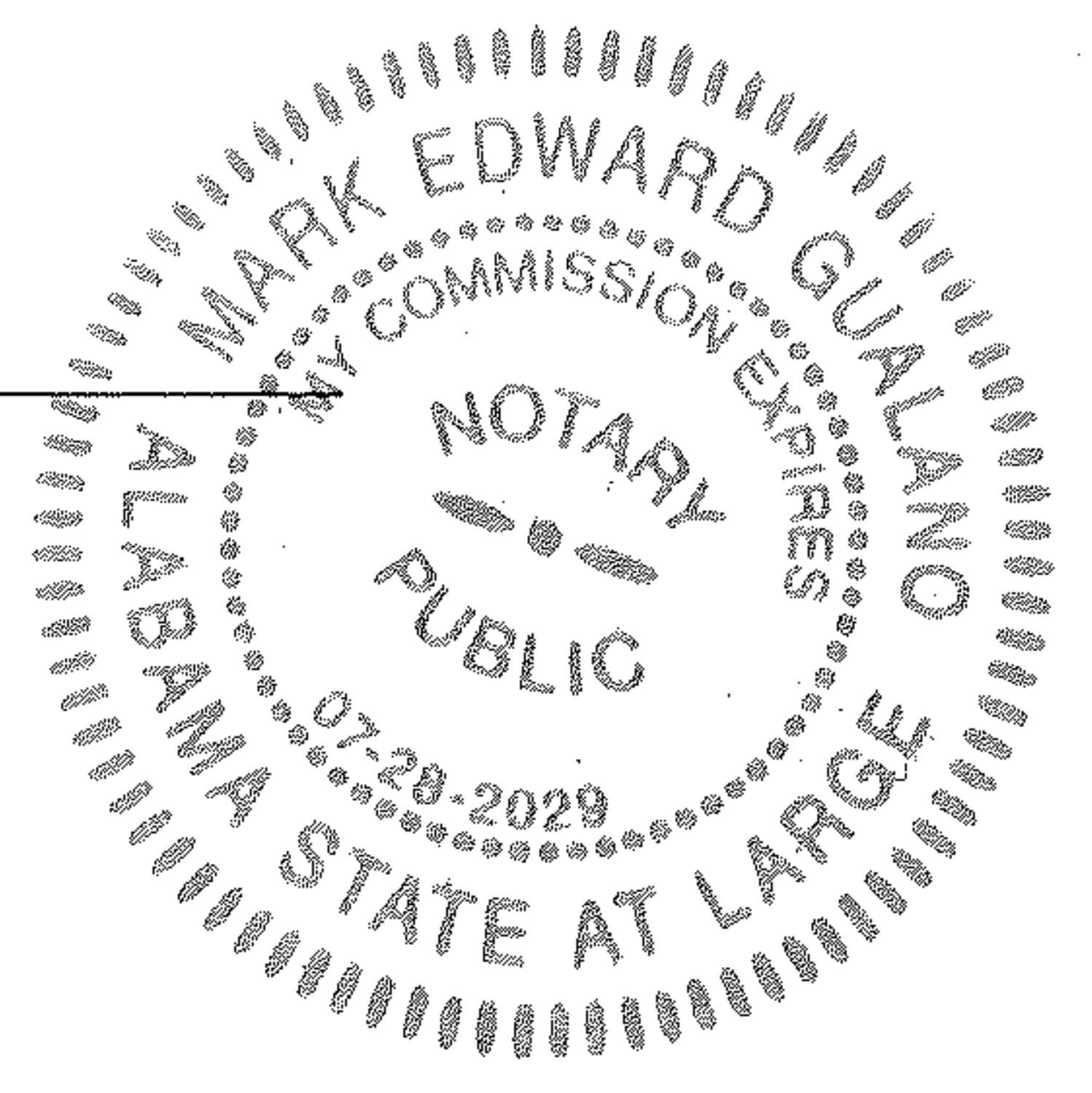
*Ken Sirois* (SEAL)  
Ken Sirois

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Diane Sirois and Ken Sirois**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of November, 2025.

*[Signature]*  
Notary Public  
My commission expires: *7/28/29*



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 2025269

A parcel of land located in the NE 1/4 of SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of SE 1/4 of said Section 14; thence in a Northerly direction along the West line of said 1/4-1/4 Section, a distance of 536.56 feet to a point on the Northwest right-of-way line of Parker Drive; thence 41 deg. 28 min. 50 sec. right, in a Northeasterly direction along said right-of-way line a distance of 390.82 feet; thence 90 deg. left, in a Northwesterly direction a distance of 470 feet to the point of beginning; thence continue along last described course in a Northwesterly direction a distance of 110 feet; thence 90 deg. left, in a Southwesterly direction a distance of 180 feet; thence 90 deg. left, in a Southeasterly direction a distance of 110 feet; thence 90 deg. left, in a Northeasterly direction a distance of 180 feet to the point of beginning; being situated in Shelby County, Alabama.

### Real Estate Sales Validation Form

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

Grantor's Name Ken Sirois  
Diane Sirois  
Mailing Address 129 Cedar Cove, Pelham  
, AL 35124  
Property Address 648 Stuart Ln.  
Pelham, AL 35124

Grantee's Name FNL Rentals, LLC  
Mailing Address 6021 Woodvale Court  
Helena  
, AL 35080  
Date of Sale November 5, 2025  
Total Purchase Price \$360,000.00  
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  
 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 of 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 November 5, 2025

Print Ken Sirois

Unattested  
\_\_\_\_\_  
(verified by)

Sign [Signature]  
\_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/06/2025 01:11:46 PM  
\$91.00 BRITTIANI  
20251106000341850

*Alvin S. Boyd*

**Form RT-1**