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STATE OF ALABAMA
SHELBY COUNTY

**After Recording Return To &
Mail tax statements to:**
SGTM Collective LLC
3328 Hillard Drive,
Vestavia Hills, AL 35243

Order #: 7365-25LLC-AL **WARRANTY DEED**

Know all men by these presents: That for and in consideration of two hundred fifty thousand nine hundred twenty six and 26/100 DOLLARS (\$250,926.26) and other good and valuable consideration to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, that

Nicholas McKnight, a married person, whose post office address is 3798 Highway 61, Columbiana, AL 35051, (herein referred to as Grantors), do hereby grant, bargain, sell and convey unto SGTM Collective LLC, whose post office address is 3328 Hillard Drive, Vestavia Hills, AL 35243 (herein referred to as Grantees), the following lot or parcel of land, situated Shelby County, Alabama, and being more particularly described as follows:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel Number: 237350004025000
Property Address: 225 Hillcrest Drive, Montevallo, AL 35115

And Grantors do for Grantors and for Grantors' executors, and administrators covenant with the said GRANTEES, Grantees' heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that Grantors are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell, that the executors and administrators shall warrant and defend same to said Grantees, Grantees' heirs and assigns forever, against lawful claims of all persons.

To have and to hold unto the said Grantee forever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 10th day of November, 2025.

Witnesses:

Jamila
Witness

Nicholas McKnight
Nicholas McKnight

Jamila S. Grant
Print Name

Dante Smith
Witness

Dante Smith
Print Name

STATE OF Florida }

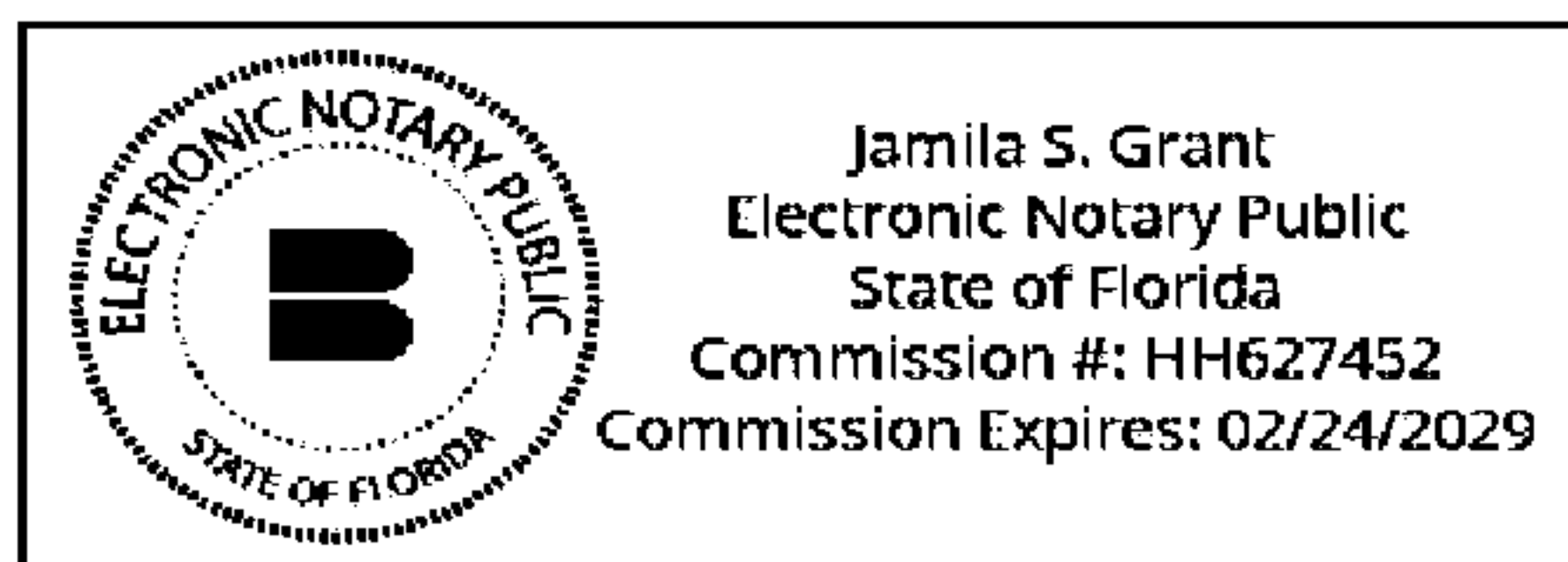
COUNTY OF Osceola }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nicholas McKnight, 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 they executed the same voluntarily on the day and the same bears dated.

Given under my hand this 10th day of November, 2025.

BY MEANS OF ONLINE NOTARIZATION AND PROVIDED AL DRIVER'S LICENSE AS IDENTIFICATION.

Notarized online using audio-video communication



Jamila

Notary Public
Print Name Jamila S. Grant
My commission expires: 02/24/2029

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared By:
Ofori Law Firm LLC
Joey N. Ofori, Esq
11215-B Lockwood Drive
Silver Spring, MD 20901

EXHIBIT "A"
Property Description

Closing Date: November 10, 2025
Buyer(s): SGTM Collective LLC
Property Address: 225 Hillcrest Drive, Montevallo, AL 35115

PROPERTY DESCRIPTION:

The following described real estate, situated in Shelby County, Alabama.

Lot 155, according to the Survey of the Lakes at Hidden Forest, Phase 2, as recorded in Map Book 37, Page 122 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to Mortgage executed by Nicholas McKnight, a married man, in favor of Mortgage Electronic Registration Systems, Inc., acting solely as a nominee for Loandepot.Com, LLC., a Limited Liability Company, given to secure the original principal sum of \$241,544.00, dated 03/22/2022 and recorded 03/22/2022 in Instrument Number 20220322000117620; as last assigned to Loandepot.com, LLC. by instrument recorded in Instrument Number 20240726000230280, of the Public Records of Shelby County, Alabama.

Subject to Mortgage executed by Nicholas McKnight and Amber McKnight, husband and wife in favor of the Secretary of Housing and Urban Development, given to secure the original principal sum of \$25,938.48, dated 08/07/2025 and recorded on 08/19/2025 in Instrument Number 20250819000253540, of the Public Records of 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 Nicholas McKnight
Mailing Address 3798 Highway 61
Columbiana, AL 35051

Grantee's Name SGTM Collective LLC
Mailing Address 3328 Hillard Drive
Vestavia Hills, AL 35243

Property Address 225 Hillcrest Drive
Montevallo, AL 35115

Date of Sale 11/10/2025
Total Purchase Price \$250,926.26
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 /10 /2025

Print Nicholas McKnight

Unattested _____
(verified by)

Sign 
 Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/13/2025 08:06:49 AM
\$282.00 BRITTANI
20251113000347810

Allie S. Bezel