

SEND TAX NOTICE TO:

Applegate River Retreat, LLC and City Park Village
Homes, LLC

7 Montagel Way
Shoal Creek, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR MILLION EIGHT HUNDRED THOUSAND AND 00/100 (\$4,800,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert Gold, a married man**, whose address is 311 North Robertson Blvd, Los Angeles, CA 90011 (hereinafter "Grantor", whether one or more), by Applegate River Retreat, LLC, an Oregon Limited Liability Company, as to an undivided 80.6% interest and City Park Village Homes, LLC, an Oregon Limited Liability Company, as to an undivided 19.4% interest, whose address is 7 Montagel Way, Shoal Creek, AL 35242 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee Applegate River Retreat, LLC, an Oregon Limited Liability Company, as to an undivided 80.6% interest and City Park Village Homes, LLC, an Oregon Limited Liability Company, as to an undivided 19.4% interest, the following described real estate situated in Shelby County, Alabama, the address of which is 7 Montagel Way, Shoal Creek, AL 35242 to-wit:

Lot 176B, according to the Survey of Montagel, as recorded in Map Book 23, page 6 in the Probate Office of Shelby County, Alabama.

The subject property being conveyed herein does not constitute the homestead of the Grantor, nor that of his respective spouse.

Robert Gold is one and the same person as R. Gold, grantee in that certain deed recorded in Instrument # 20200424000161040 in the Office of the Judge of Probate of Shelby County, Alabama.

Luke Richards is one and the same person as Philip Luke Richards.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$3,120,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's successors and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 24th day of November, 2025.

Robert Gold by Luke Richards his Attorney-In-Fact

Robert Gold by Luke Richards,
his Attorney-In-Fact

STATE OF Texas

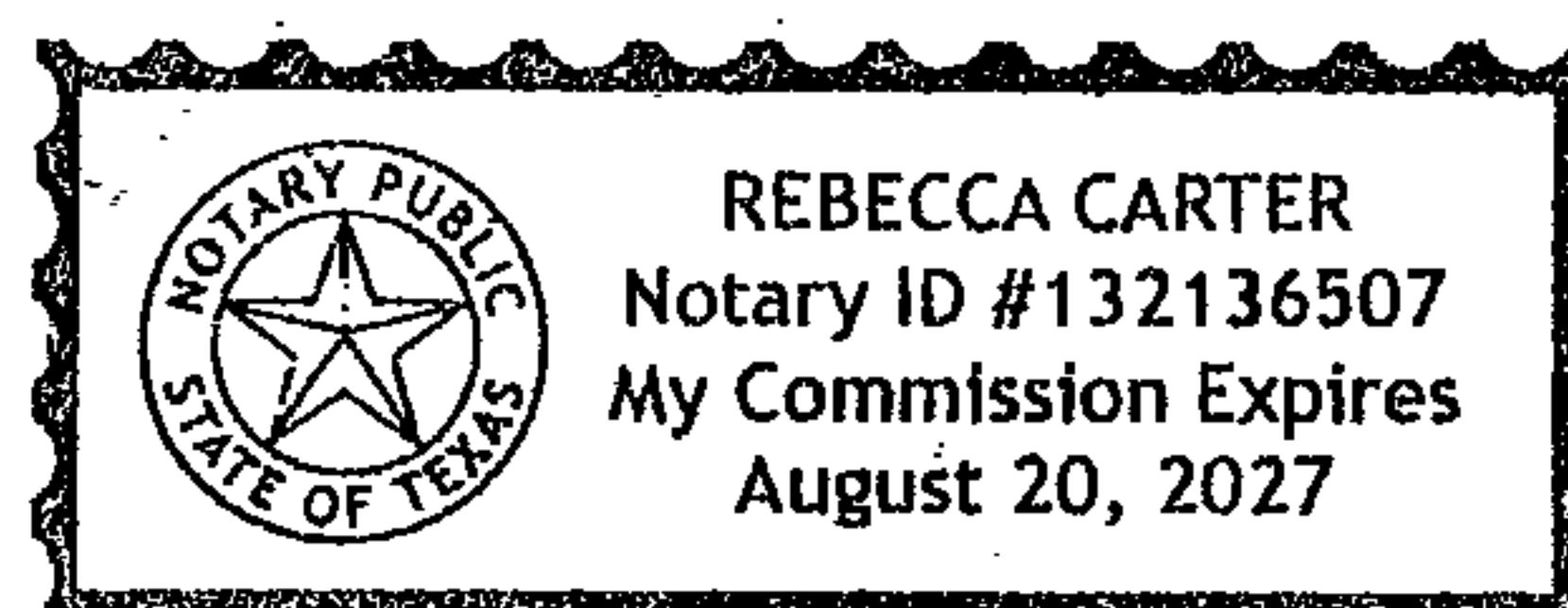
COUNTY OF Dallas

I, the undersigned Notary Public in and for said County and State, hereby certify that **Luke Richards** whose name as **Attorney-In-Fact** for **Robert Gold**, 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, in his capacity as such **Attorney-In-Fact**, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of November, 2025.

Rebecca Carter

Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2025 08:27:43 AM
\$1705.00 PAYGE
20251202000367610

Allen S. Boyd

