

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Kenneth Leroy Roberts
1607 Akron Peninsula Rd. Suite #103
Akron, OH 44313

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO MILLION ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$2,100,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Charles Curtis James and Jolene Shepherd James, a married couple

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Kenneth Leroy Roberts

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1-A, according to the Survey of St. Charles at Greystone, Phase III, as recorded in Map Book 23, Page 16, in the Probate Office of Shelby County, Alabama.

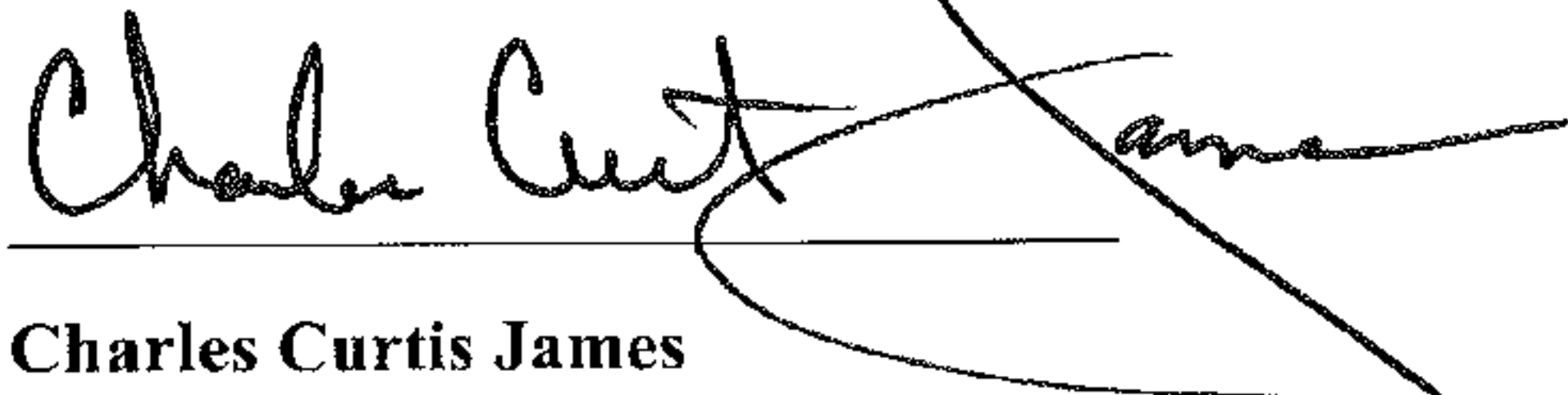
SUBJECT TO ALL MATTERS OF RECORD

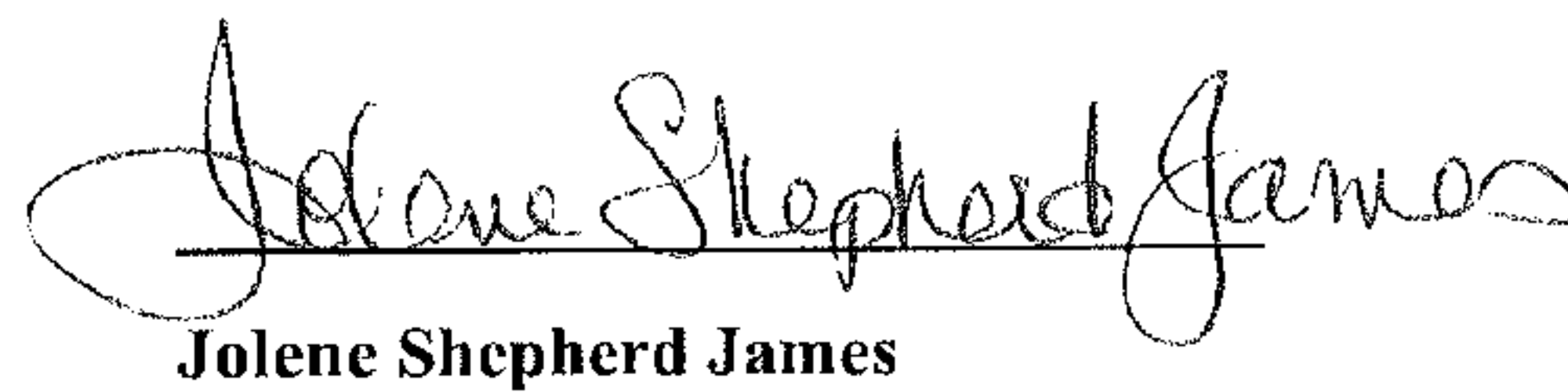
\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 2nd day of December, 2025.

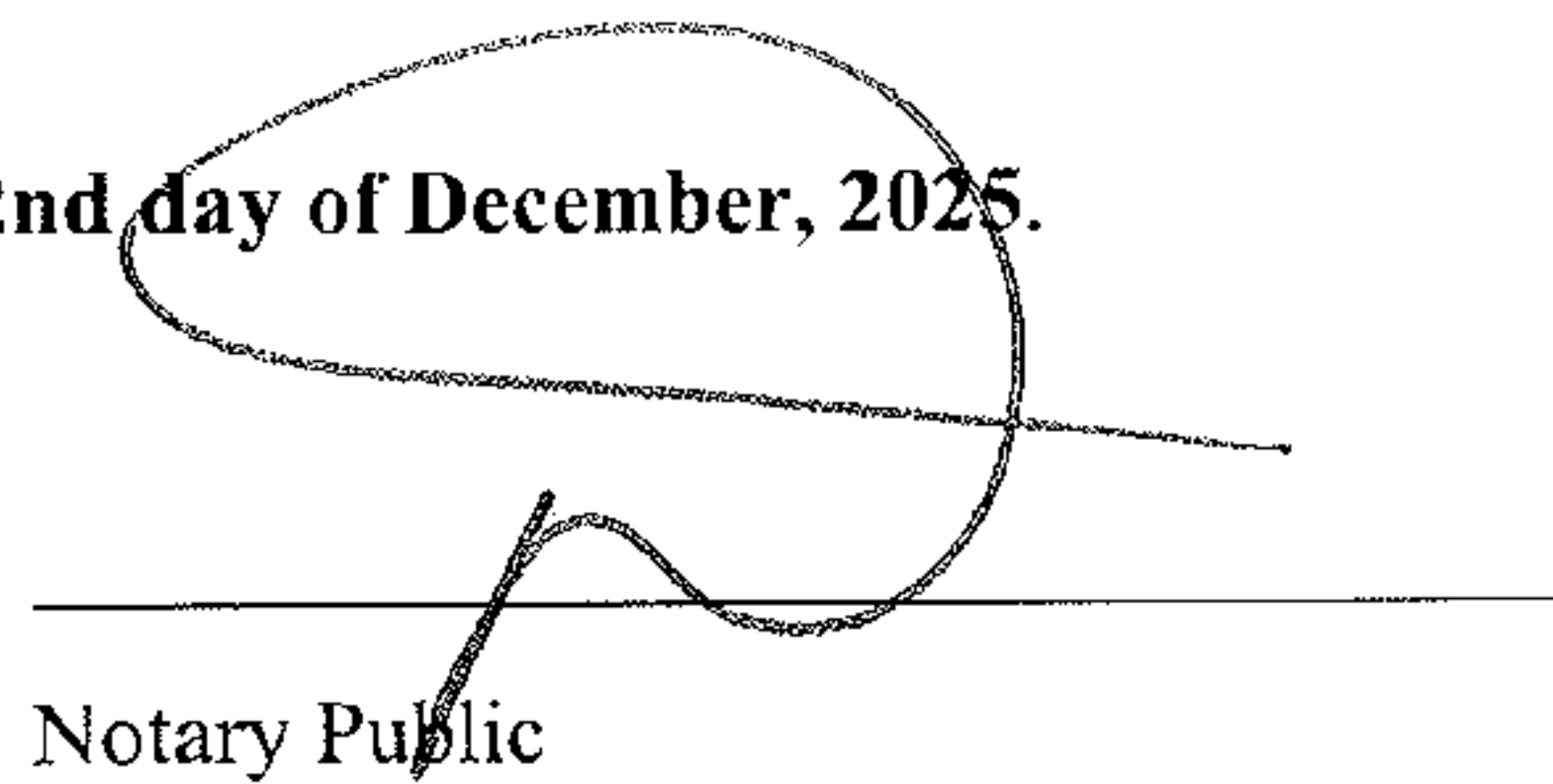

Charles Curtis James


Jolene Shepherd James

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Curtis James and Jolene Shepherd James**, whose names are 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **2nd** day of **December, 2025**.


Notary Public

My Commission Expires:



