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REAL ESTATE VALIDATION FORM

The following information is provided pursuant to Alabama Code § 40-22-1, and is verified by the signature of Grantor below:

Grantor's Name:	Peavine Creek Development, LLC	Grantee's Name:	Peavine Crossing Owners Association, Inc.
Mailing Address	3360 Davey Allison Blvd Hueytown, AL 35023	Mailing Address:	3360 Davey Allison Blvd Hueytown, AL 35023
Property Address:	All common areas shown on that certain map or plat thereof recorded on Map Book 62 Pages 50A-50C.	Date of Sale:	December <u>4</u> , 2025
		Purchase Price:	\$1,000.00

This Instrument Prepared By:
Chase Pritchard, Esq.
Hand Arendall Harrison Sale LLC
Post Office Box 123
Mobile, Alabama 36601
251-432-5511

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **PEAVINE CREEK DEVELOPMENT, LLC**, an Alabama limited liability company ("Grantor"), for good and valuable consideration hereby acknowledged to have been paid to Grantor by **PEAVINE CROSSING OWNERS ASSOCIATION, INC.**, an Alabama nonprofit corporation ("Grantee"), does, upon and subject to any and all conditions, covenants, easements, exceptions, limitations, reservations, and restrictions hereinafter contained, hereby **GRANT, BARGAIN, SELL and CONVEY** unto Grantee, that certain property located in Shelby County, Alabama described on Exhibit A hereto (the "Property").

TO HAVE AND TO HOLD unto Grantee and its successors and assigns forever.

The Property is conveyed subject to the lien for current ad valorem taxes, which taxes Grantee assumes and agrees to pay when due, to any matters that would be shown by a current and accurate survey of the Property, to all matters of public record and to any zoning or subdivision laws, regulations, requirements or ordinances affecting the Property.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by and through its duly authorized representative effective as of December 4, 2025.

GRANTOR:

PEAVINE CREEK DEVELOPMENT, LLC, an
Alabama limited liability company

By: _____

Name: _____

As Its: _____

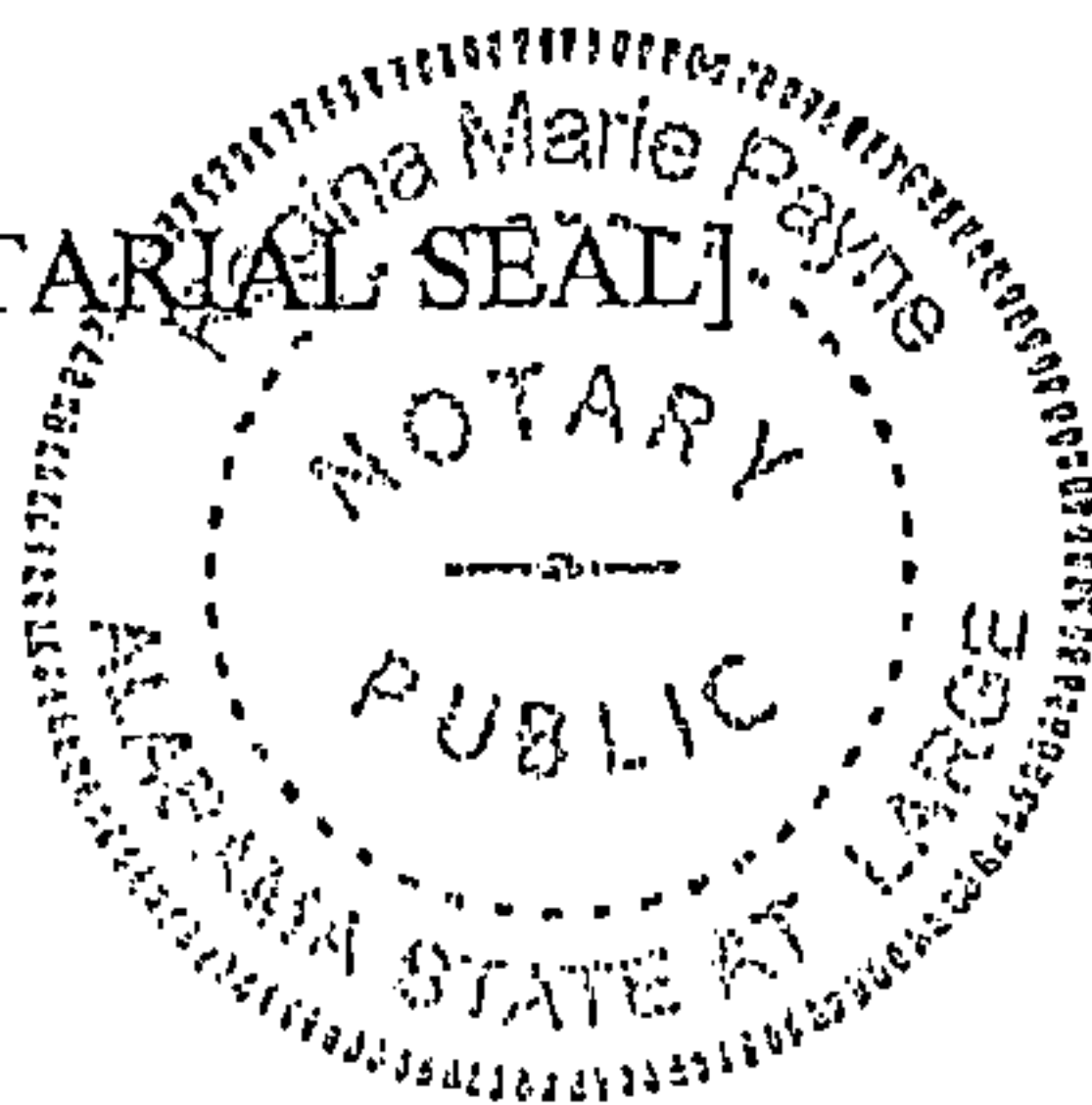
Authorized Signor

STATE OF Alabama)
County of Shelby) §§

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jason Spinks, as Authorized Signor of Peavine Creek Development, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such _____ and with full authority, executed the same voluntarily for and as the act of said entity.

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

[NOTARIAL SEAL]



Regina Marie Payne

Notary Public

My commission expires: _____

4-4-26

Exhibit A
Property Description

All common areas, including without limitation, "Common Area 1", "Common Area 2", "Common Area 3", "Common Area 4", "Common Area 5" and "Pump Station", and all easements, including without limitation all sidewalk, drainage, utility, sign, landscape, maintenance and access easements, that were not otherwise dedicated to the public, shown on the plat of Peavine Crossing, as recorded in Map Book 62 Pages 50A through 50C in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2025 03:06:30 PM
\$29.00 JOANN
20251208000375580

Allen S. Bayl