

Send Tax Notice to:  
Valor Communities, LLC  
1038 Research Boulevard, Suite 290  
Madison, AL 35758

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This Instrument Prepared By:  
**Cassy Dailey**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-25-12365**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SEVENTY EIGHT THOUSAND AND 02/100 (\$78,000.02) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **DRP Odin 11, LLC, a Delaware Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

520 Madison Avenue, 21st Floor, New York, NY 10022

by **Valor Communities, LLC (herein referred to as "Grantee")**, whose mailing address is

1038 Research Boulevard, Suite 290, Madison, AL 35758

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1512 Cherrywood Avenue, Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$396,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, 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 I(we) have hereunto set my(our) hand(s) and seal(s), this 03 day of December, 2025

DRP Odin 11, LLC, a Delaware Limited Liability Company

By: Houdin Honarvar  
Houdin Honarvar, Authorized Signatory

State of New York  
County of New York

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Houdin Honarvar, Authorized Signatory**, whose name(s) as **Authorized Signatory(s)** of **DRP Odin 11, LLC**, a/an **Delaware** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **DRP Odin 11, LLC**, on the day the same bears date.

Given under my hand and official seal this 03 day of December, 2025

[Signature]  
Notary Public, State of New York,  
Printed Name Deborah Brazier  
My Commission Expires: 09-08-2029



**EXHIBIT A**

Property 1:

Lot 67, according to the Map and Survey of Wynlake, Sector 6, Phase 2, as recorded in Map Book 62, Page 15, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**12/11/2025 11:00:00 AM**  
**\$29.00 KELSEY**  
**20251211000379050**

*Allie S. Beal*