

Send tax notice to:
Iron City Developers, LLC
132 Southledge
Birmingham, AL 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025412

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Ninety-Five Thousand and 00/100 Dollars (\$395,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Thompson Realty Co., Inc.** whose mailing address is: 103 Carnoustie, Birmingham, AL 35242 (hereinafter referred to as "Grantor") by **Iron City Developers, LLC** whose property address is: **13 Winged Foot Run, Birmingham, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 14-A-1, according to the Map of Shoal Creek Subdivision, as recorded in Map Book 17, Page 70 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not due and payable until October 1, 2026.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Right-of-way granted to Alabama Power Company recorded in Deed Book 318, Page 597; Deed Book 318, Page 588; Deed Book 308, Page 651; Book 133, Page 599 and Instrument No.1994-11677.
4. Terms, agreements and right of way to Alabama Power Company as recorded in Book 298, Page 889.
5. Restrictions appearing of record in Misc. Book 19, Page 861, Misc. Book 23, Page 564 and amended in Misc. Book 23, Page 567 and further amended in Book 370, Page 938.
6. Right-of-way granted to South Central Bell Telephone Company recorded in Deed Book 356, Page 420 and Book 306, Page 242.
7. Agreement with Alabama Power Company for underground residential distribution, as recorded in Misc. Book 26, Page 746 and 848.
8. Right of way, easements and right in connection therewith granted to the Water Works Board of the City of Birmingham in Deed Book 301, Page 298.
9. Articles of Incorporation and By-Laws of Shoal Creek Association, Inc. in Misc. Book 19, Page 881.
10. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
11. Restrictive Covenants with Alabama Power Company recorded in Inst. No. 1993-24581.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Thompson Realty Co., Inc., by Caroline Little, its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 9 day of January, 2026.

Thompson Realty Co., Inc.

Caroline Little, President

BY: Caroline Little

ITS: President

STATE OF ALABAMA
COUNTY OF SHELBY

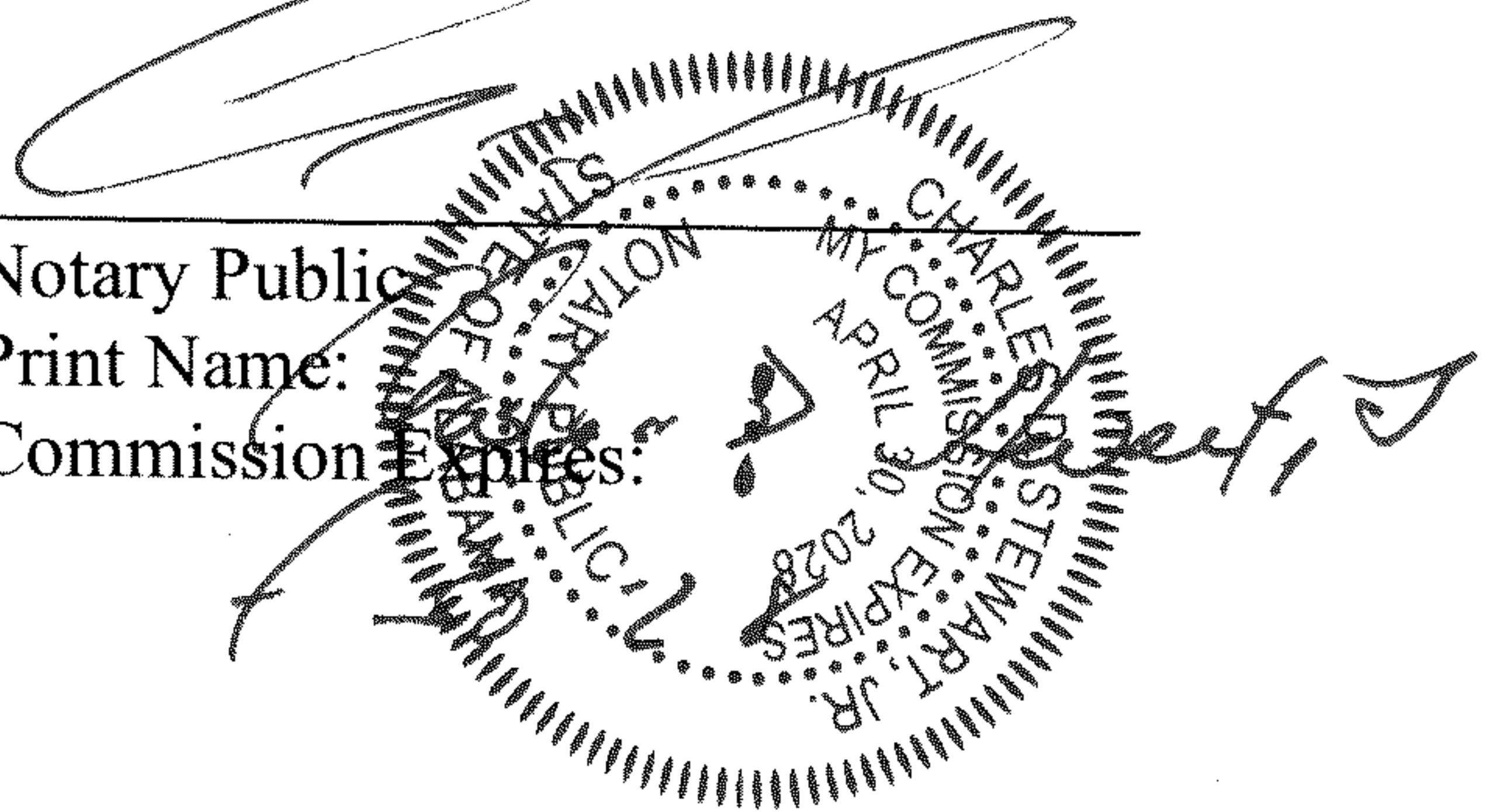
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Caroline Little, whose name as President of Thompson Realty Co., Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said corporation.

Given under my hand and official seal this the 9 day of January, 2026.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2026 01:50:21 PM
\$420.00 KELSEY
20260112000010520

Allie S. Boyd