

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

Send Tax Notice To:
Qualified Exchange Titleholder (Series A-Z),
LLC
P.O. Drawer 3889
Gulf Shores, AL 36547

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$675,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Sandra L. Martin and Calvin C. Martin Jr., a married couple

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

Qualified Exchange Titleholder (Series A-Z), LLC, an Alabama limited liability company, with respect to its "Series P-1"

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

See Exhibit A attached.

SUBJECT TO ALL MATTERS OF RECORD

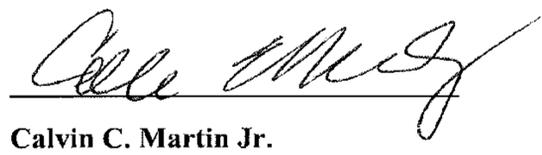
\$675,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 12th day of November, 2025.

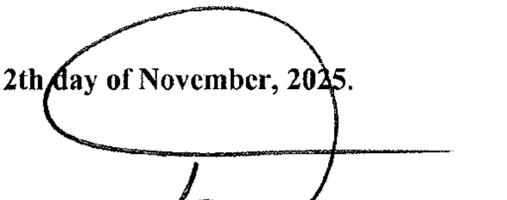

Sandra L. Martin


Calvin C. Martin Jr.

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra L. Martin and Calvin C. Martin Jr.**, 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 12th day of November, 2025.



Notary Public

My Commission Expires:

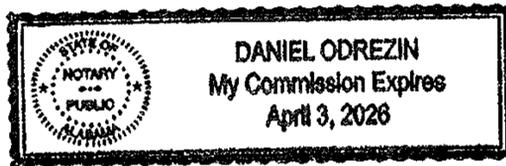


Exhibit "A"
Property Description

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, AL; Thence run North along the West line of said 1/4 - 1/4 section a distance of 732.14 feet; Thence turn right 55° 52' and run Northeasterly a distance of 370.68 feet to the POINT OF BEGINNING; Thence continue along the last described course a distance of 283.70 feet; Thence turn right 113° 06' and run Southerly a distance of 353.86 feet; Thence turn right 60° 01' 12" and run Southwesterly a distance of 115.26 feet; Thence turn left 60° 01' 12" and run Southerly a distance of 200.0 feet to the Northerly right-of-way line of Marcal Road; Thence turn right 93° 26' 43" and run Westerly along said right-of-way line a distance of 20.04 feet; Thence turn right 86° 33' 17" and run Northerly a distance of 208.57 feet; Thence turn left 78° 10' 44" and run Westerly a distance of 181.42 feet; Thence turn right 86° 34' 12" and run Northerly a distance of 255.86 feet to the POINT OF BEGINNING. : Containing 2.18 acres, more or less, and being subject to any easements or restrictions of record.

AND ALSO:

Commence at the SW corner of the SW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West, thence northerly and along the West line of said for a distance of 404 .84 feet to the point of beginning of the property described herein; thence continue along the last named course and along said West line a distance of 327.30 feet; thence turn an angle to the right 55 deg- 52° in a northeasterly direction for a distance of 370.68 feet; thence turn an angle to the right of 121 deg. 22" in a southerly direction for a distance of 1491.36 feet to a point on the northerly right of way line of a public road; thence turn an angle to the right of 85 deg. 06' in a southwesterly direction, and along said right of way line, for a distance of 332.34 feet to the point of beginning,

This property is to be used only for residential dwelling and must contain a minimum of 1500 square feet of finished floor space.

Less and Except:

A portion of land situated in the S.W. 1/4 of the S.E. 1/4 of Section 186, Township 19 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows:

Commence at the Southwest corner of the S.W. 1/4 of the S.E. 1/4 of Section 16, Township 19 South, Range 2 West in Shelby County, Alabama; Thence run N. 00°19'51" E along the West line of said 1/4-1/4 section a deed distance of 732.14 feet (meas-732.64"); Thence run N. 56°10'13" E. a deed distance of 370.68 feet (meas - 368.08") to an existing iron pin; Thence run S. 02°27'40" E a deed distance of 205.86 feet (meas - 205.31') to the POINT OF BEGINNING; From the point of beginning thus obtained, continue along the last described course a distance of 50.0 feet to an existing iron- pin; Thence run S 89°16'23"E a deed distance of 181.42 feet (meas - 181.18") to an existing iron pin; Thence run S 10°53'17" E a deed distance of 208.57 feet (meas - 209.33") to an existing iron pin on the Northerly right-of-way line of Marcal Road: Thence run N. 82°35'14" E along said right-of-way line a distance of 9.85 feet; Thence run N 10°56'25" W a distance of 333.16 feet; Thence run S. 67°23'16" W a distance of 183.42 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

A portion of land situated in the S.W. 1/4 of the S.E. 1/4 of Section 16, Township 19 South, Range 2 West in Shelby County, Alabama and being more particularly described as follows;

Commence at the Southwest corner of the S.W. 1/4 of the S.E. 1/4 of Section 16, Township 19 South, Range 2 West in Shelby County, Alabama; Thence run N 00°19'561" E along the West line of said 1/4-1/4 section a deed distance of 732.14 feet (meas - 732. 64'); Thence run N 56°10'13" E a deed distance of 370.68 feet (meas - 368.08") to an existing iron pin; Thence run S 02°27'40" E a deed distance of 205.86 feet (meas - 205.31"); Thence run N67°23'16" E a distance of 183.42 feet to the POINT OF BEGINNING; From the point of beginning thus obtained, continue along the last described course a distance of 113.05 feet: Thence run S 10°45'01" E a distance of 100.0 feet to an existing iron pin; Thence run S49°36'11"W a deed distance of 115.26 feet to an existing iron pin; Thence run S 10°57'25" E. a deed distance of 200.0 feet to an existing iron pin on the Northerly right-of-way line of Marcal Road; Thence run S 82°35'14" w along said right-of- way line a distance of 10.0 feet; Thence run N 10°57'25" W a distance of 333.16 feet to the POINT OF BEGINNING.

