

Send Tax Notice to:
Windsor Capital LLC
1500 Southlake PKWY STE 200
Hoover, AL 35244

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

STATE OF ALABAMA
JEFFERSON COUNTY



STATUTORY WARRANTY DEED

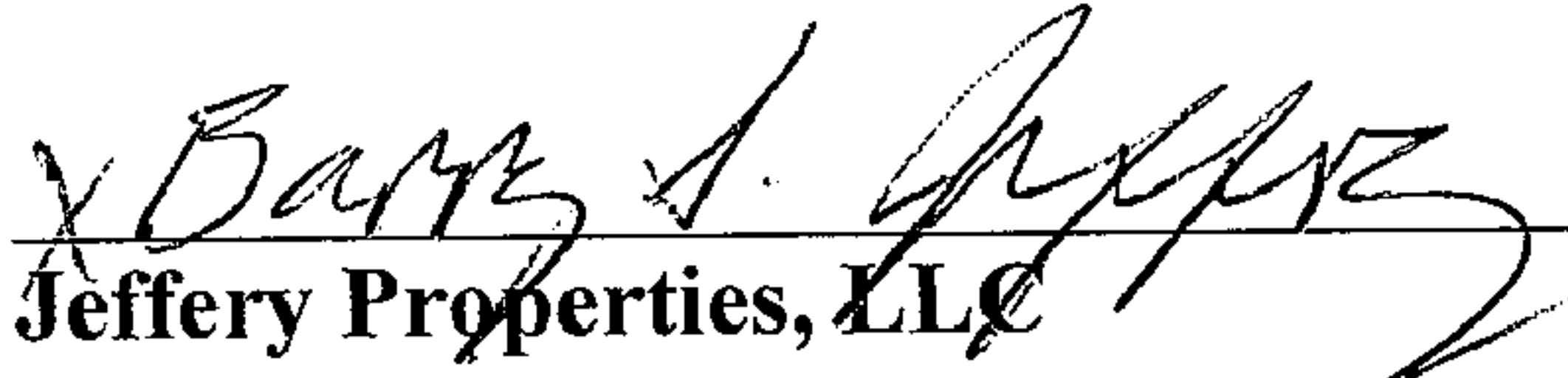
KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TWENTY FIVE THOUSAND DOLLARS AND 00/100 (\$325,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jeffery Properties, LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Windsor Capital LLC**, an Alabama Limited Liability Company (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Jefferson, State of Alabama, to-wit:

SEE ATTACHED EXHIBIT A.


TO HAVE AND TO HOLD, unto the said GRANTEE, in fee simple, and to the heirs, together with every right of reversion. GRANTOR makes no warranty or covenant respecting the nature or the quality of the title to the property hereby conveyed except the following: GRANTOR does hereby specifically warrant the title to said property against the lawful claims of all persons claiming by, through, or under the GRANTOR, since the date of acquisition thereof by the GRANTOR. SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

SIGNATURE AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 5th day of February, 2026.

X 

Jeffery Properties, LLC
By: Barry S. Jeffery
Its: Managing Member

X 

Jeffery Properties, LLC
By: Margaret L. Jeffery
Its: Managing Member

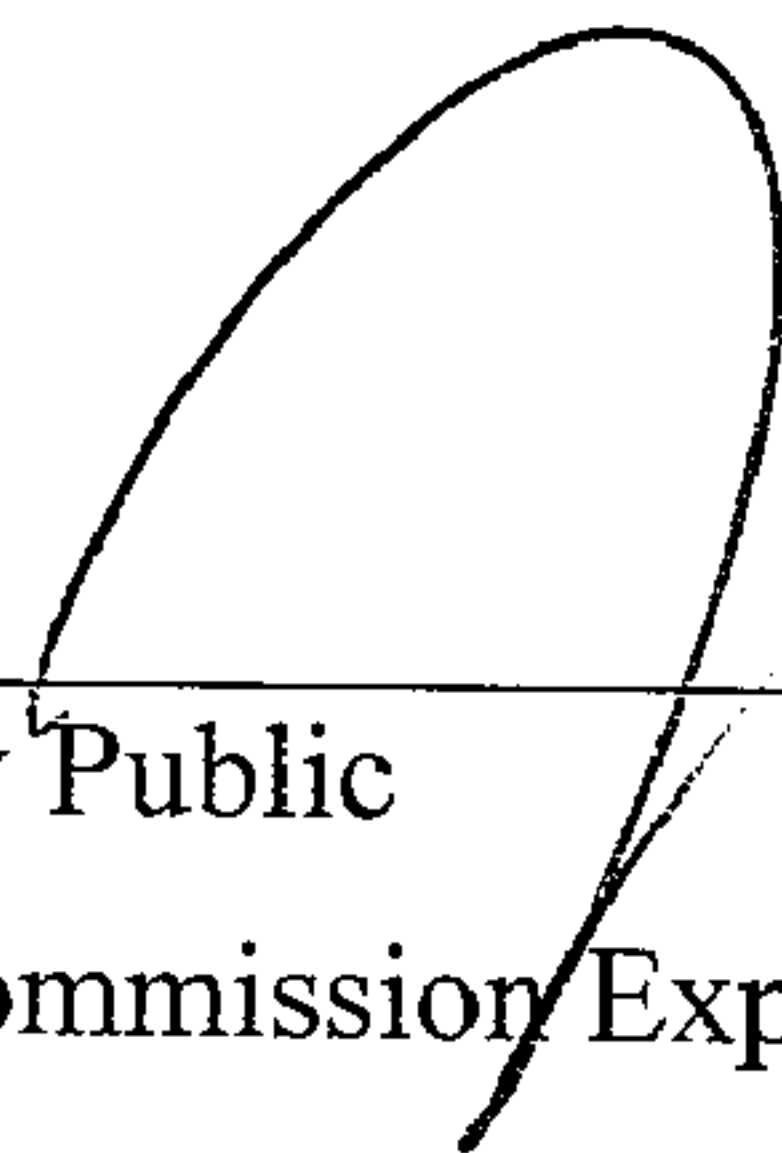
STATE OF ALABAMA
SHELBY COUNTY

}

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Barry S. Jeffery and Margaret L. Jeffery whose name(s) as Managing Member(s) of **Jeffery Properties, LLC**, a(n) Alabama Limited Liability Company, is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he/she/they, as such Managing Member(s) and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of February, 2026.



Notary Public
My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

Exhibit "A"
Property Description

Unit 200, Building 1500, in Southlake Park, a Condominium, as established by that certain Declaration of Condominium of Southlake Park, a Condominium, which is recorded in Instrument 20080731000309270; First Amendment to Declaration as recorded in Instrument 20081211000463630; Second Amendment to Declaration recorded in Instrument 20090928000368020; Third Amendment to Declaration recorded in Instrument 20091030000406130; Fourth Amendment to Declaration recorded in Instrument 20101119000389370; Fifth Amendment to Declaration as recorded in Instrument 20110919000027600; Sixth Amendment to Declaration as recorded in Instrument 20120420000136540; Seventh Amendment to Declaration as recorded in Instrument 20160216000048850; Eighth Amendment to Declaration as recorded in Instrument 20170721000261800 and corrected by Affidavit recorded in Instrument 20170921000343430, in the Probate Office of Shelby County, Alabama, and any further amendments thereto to which said Declaration of Condominium a plan is attached and filed for record in Map Book 40, page 43; Map Book 40, page 118; Map Book 41, page 73; Map Book 41, page 79; Map Book 42, page 31; Map Book 42, page 105; Map Book 42, page 143; Map Book 45, page 98; Map Book 49, page 75 in said Probate Office and the Articles of Incorporation of Southlake Park Owners Association Inc as recorded in Book LR200809, page 29901, in the Probate Office of Jefferson County, Alabama and to which Declaration the By-Law's of Southlake Park Owners Association Inc., are set out in Exhibit B, together with an undivided interest in the Common Elements assigned to said Unit, by said Declaration of Condominium of Southlake Park, a Condominium and the aforesaid amendments.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

File#: E-8843

Grantor's Name Jeffery Properties, LLC
Mailing Address 1032 Regency Way
Birmingham, AL 35242

Grantee's Name Windsor Capital LLC
Mailing Address 7648 Barclay Terrace
Trussville, AL 35173

Property Address 1500 Southlake Park
STE 200
Hoover, AL 35244

Date of Sale February 5, 2026
Total Purchase Price \$325,000.00
Or
Actual Value \$
Or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

Bill of Sale
[X] Sales Contract
Closing Statement
Appraisal
Other:

If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
being conveyed.
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
current use valuation, of the property as determined by the local official charged with the responsibility of
valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 5, 2026

Print: Justin Smitherman

Unattested

Sign (Grantor/Grantee/ Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2026 12:04:59 PM
\$96.00 BRITTANI
20260205000034030

Justin Smitherman