

Send Tax Notice to:
KOS1, LLC
2323 Patton Street
Hoover, AL 35226

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-13784

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED EIGHTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$189,900.00)** 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 **Equity Trust Company Custodian FBO Damien Erwin IRA** (herein referred to as "Grantor," whether one or more), whose mailing address is

1 Equity Way Westlake, OH 44145

by **KOS1, LLC** (herein referred to as "Grantee"), whose mailing address is

2323 Patton St, Hoover, AL 35226

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 **100 Little John Circle, Calera, AL 35040**, 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.

\$151,920.00 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 10 day of February, 2026.

Equity Trust Company Custodian FBO Damien Erwin IRA

By: [Signature]
Its: Taylor Schnear
Corporate Alternate Signer

State of Ohio
County of Cuyahoga

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Taylor Schnear, whose name(s) as Corporate Alternate Signer of Equity Trust Company Custodian FBO Damien Erwin IRA, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Corporate Alternate Signer and with full authority, executed the same voluntarily for and as the act of as Corporate Alternate Signer of Equity Trust Company Custodian FBO Damien Erwin IRA, on the day the same bears date.

Given under my hand and official seal this 10 day of February, 2026

[Signature]
Notary Public
Kelly Restivo
Printed Name Kelly Restivo
My Commission Expires: 5-3-28



KELLY RESTIVO
Notary Public, State of Ohio
My Commission Expires
May 3, 2028

EXHIBIT A

Property 1:

Lot 1, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, 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
02/17/2026 12:17:43 PM
\$66.00 KELSEY
20260217000044160**

Allie S. Beal