

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Bijay Awale  
4161 Helena Road  
Helena, Alabama 35080

## WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$275,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

**Estimated Profits, LLC, an Alabama Limited Liability Company**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Bijay Awale, Pragat Kaji Sikrikar, and Raj Kumar Manandhar**

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

**A PARCEL OF LAND SITUATED IN THE S 1/2 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCE AT A 3" CAPPED PIPE AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE S 02°33'17" E A DISTANCE OF 1,192.15 FEET TO A 1" OPEN PIPE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF ALABAMA HIGHWAY 261 AND THE SOUTHERLY RIGHT-OF-WAY OF CSX RAILROAD; THENCE N 76°34'11" W ALONG THE SOUTHERLY RIGHT-OF-WAY OF CSX RAILROAD FOR A DISTANCE OF 60.05 FEET TO THE INTERSECTION OF SAID CSX RIGHT-OF-WAY AND THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261; THENCE N 15°52'23" E ALONG THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261 FOR 100.09 FEET TO A REBAR CAPPED EDG AT THE INTERSECTION OF SAID ALABAMA HIGHWAY 261 RIGHT-OF-WAY AND THE NORTHERLY RIGHT-OF-WAY OF SAID CSX RAILROAD RIGHT-OF-WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 76°34'11" W ALONG THE NORTHERN RIGHT-OF-WAY LINE OF SAID CSX RAILROAD AND LEAVING SAID ALABAMA HIGHWAY 261 RIGHT-OF-WAY A DISTANCE OF 144.00 FEET TO A REBAR CAPPED EDG; THENCE N 13°34'07" E AND LEAVING SAID RIGHT-OF-WAY A DISTANCE OF 75.35 FEET TO A REBAR CAPPED EDG; THENCE S 77°13'49" E A DISTANCE OF 147.11 FEET TO A REBAR CAPPED EDG ON THE WESTERLY RIGHT-OF-WAY OF ALABAMA HIGHWAY 261; THENCE S 15°52'23" W ALONG SAID RIGHT-OF-WAY A DISTANCE OF 77.12 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.**

\$220,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2026 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto Grantees, their heirs and assigns forever.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 17th day of February, 2026

**Estimated Profits, LLC, an Alabama Limited Liability Company**

By:  (SEAL)  
**Jason Pruitt, Managing Member**

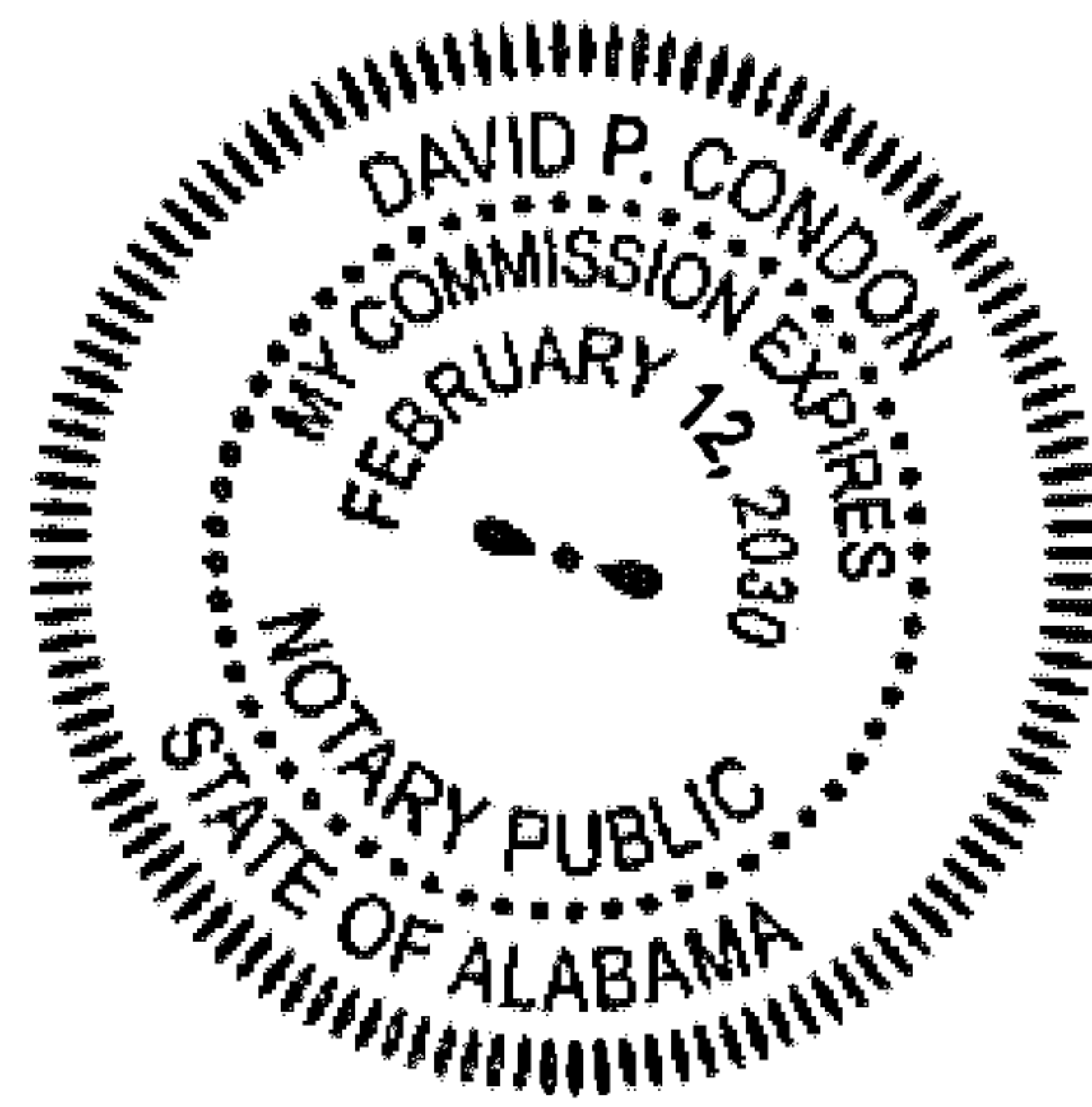
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, David P. Condon, a Notary Public, in and for said County in said State, hereby certify that Jason Pruitt, whose name as Managing Member of Estimated Profits, LLC, an Alabama Limited Liability Company, 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 17th day of February, 2026.



Notary Public: David P. Condon  
My Commission Expires: 02.12.2030



**Real Estate Sales Validation Form**

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

Grantor's Name	Estimated Profits, LLC	Grantee's Name	Bijay Awale, Pragat Kaji Sikrikar, and Raj Kumar Manandhar
Mailing Address	<u>4161 Helena Road</u> <u>Helena, Alabama 35080</u>	Mailing Address	<u>5660 Colton Road</u> <u>Hoover, Alabama 35244</u>
Property Address	<u>4161 Helena Road</u> <u>Helena, AL 35080</u>	Date of Sale	<u>02/17/2026</u>
		Total Purchase Price	<u>\$275,000.00</u>

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)

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Closing Statement |                                      |

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.

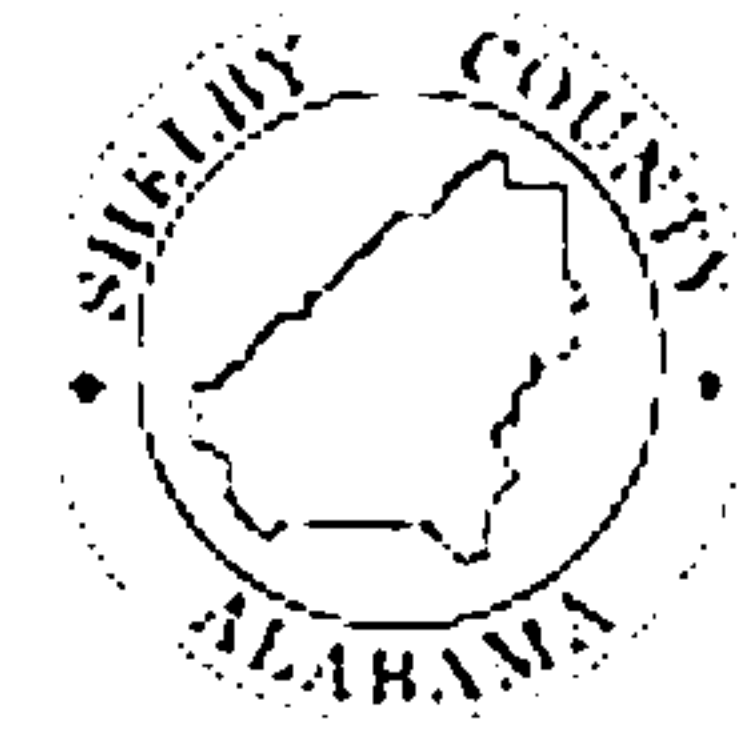
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 2/17/26

Print David Gordon  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/19/2026 09:41:46 AM**  
**\$84.00 PAYGE**  
**20260219000046270**

*Allie S. Bayl*