

STATE OF ALABAMA)

COUNTY OF BALDWIN)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that QUALIFIED EXCHANGE TITLEHOLDER (SERIES A-Z), LLC, an Alabama limited liability company, with respect to its "Series P-1," hereinafter called the "Grantor," for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid to the Grantor by DAVID BRYAN MOONEY and ALICIA H. MOONEY, hereinafter called the "Grantees," the receipt and sufficiency of which are hereby acknowledged, subject to all matters and things hereinafter set forth, has this day bargained and sold and by these presents does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said Grantees, as tenants in common, with equal interests during the period of their concurrent lives with cross-contingent remainders and rights of reversion to the survivor, in fee simple, forever, all that real property situated in the County of Baldwin, State of Alabama, described as follows, to-wit:

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 SW 1/4 of the SE 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 SW 1/4 of the SE 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 deeed 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.

A portion of land situated in the SW 1/4 of the SE 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 SW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West in Shelby County, Alabama; Thence run N 00° 19' 56" 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 N 67° 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 S 49° 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.

AND LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE IS MADE SUBJECT TO all restrictions, covenants, conditions, limitations, agreements, reservations and easements of record.

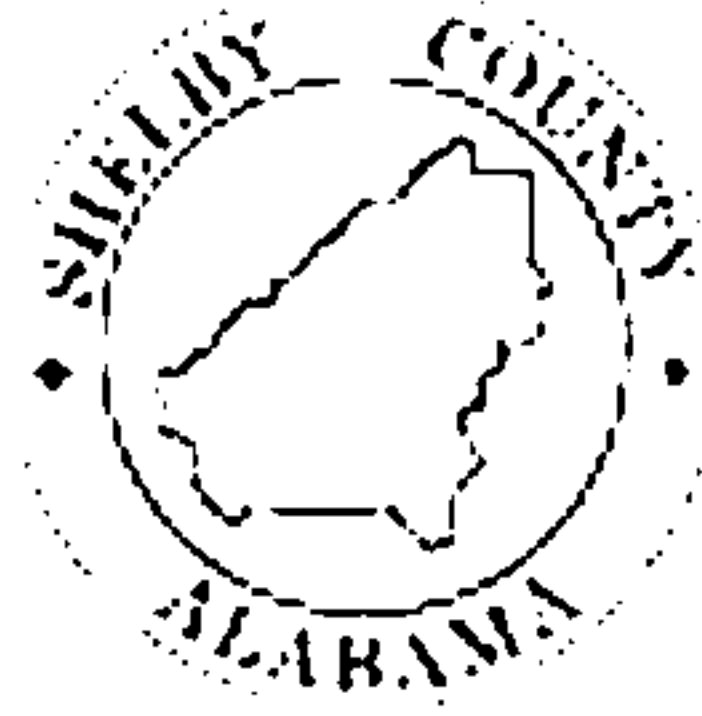
The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

TOGETHER WITH ALL AND SINGULAR, the rights, members, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said above described property unto the said Grantees, during the term of their concurrent lives, and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor, forever, together with every contingent remainder and right of reversion.

And except as to taxes hereafter falling due which are assumed by the Grantees, and except as to the above mentioned encumbrances, the Grantor does, for itself and its successors and assigns, hereby covenant with the Grantees that it is seized of an indefeasible estate in fee simple in said property, is in peaceable possession thereof, that said property is free and clear of all encumbrances, and that it does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said property and the peaceable possession thereof, unto the Grantees, and to the survivor of them, and to the heirs and assigns of such survivor, against the lawful claims of all persons whomsoever.

It is the intention of the Grantees herein that title be taken in their joint names as tenants in common during the period of their joint lives with cross-contingent remainders to the survivor in fee simple, and that this estate be destructible only with the consent of all Grantees.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/23/2026 08:41:33 AM
\$643.00 JOANN
20260223000049190

Allie S. Bezel

IN WITNESS WHEREOF, the Grantor has hereunto caused this instrument to be properly executed, on this the 10th day of February, 2026.

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

By its Sole Member, Herbert Law Firm, LLC an Alabama limited liability company:

By: *Jule R. Herbert Jr.*
JULE R. HERBERT JR.
Its: Manager

STATE OF ALABAMA)

COUNTY OF BALDWIN)

I, Tammy M. Adcock, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JULE R. HERBERT JR., whose name as Manager of HERBERT LAW FIRM, LLC, which is the Sole Member of QUALIFIED EXCHANGE TITLEHOLDER (SERIES A-Z), LLC, an Alabama limited liability company, with respect to its "Series P-1," he as such Manager and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date.



Given under my hand and seal this the 10th day of February, 2026.

Tammy M. Adcock
Notary Public
My Commission Expires: 8/31/27

The following information is provided pursuant to Alabama Code §40-22-1:

Grantor's Name: Qualified Exchange Titleholder (Series A-Z), LLC, "Series P-1"
Mailing Address: P. O. Drawer 3889, Gulf Shores, AL 36547
Grantees' Names: David Bryan Mooney and Alicia H. Mooney
Mailing Address: 2500 Marcal Road, Birmingham, AL 35244
Property Address: 2500 Marcal Road, Birmingham, AL 35244

Date of Sale N/A
Assessor's Market Value \$614,960.00

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
_____ Sales Contract
_____ Closing Statement
_____ Appraisal
 x Other - Tax Assessor's Valuation

THE SCRIVENER OF THIS DEED REPRESENTS NEITHER GRANTOR NOR GRANTEE AND RECOMMENDS EACH PARTY RETAIN INDEPENDENT LEGAL COUNSEL TO REVIEW SAID DOCUMENT.

THIS INSTRUMENT PREPARED BY:
Jule R. Herbert Jr.
Herbert Law Firm, LLC
P.O. Drawer 3889
Gulf Shores, AL 36547
(251) 968-4764