

This instrument prepared by
and after recording return to:

Morgan W. Jones, Esq.
Holland & Knight LLP
511 Union Street, Suite 2700
Nashville, Tennessee 37219

Send tax notices to:

JLM Property Company, LLC
290 Highland Park Drive
Birmingham, AL 35242

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to the undersigned grantor, **J.L. MORGAN & ASSOCIATES, LLC**, a Delaware limited liability company, successor by conversion to J.L. Morgan & Associates, Inc., an Alabama corporation (hereinafter, the "GRANTOR"), in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, the GRANTOR does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto **JLM PROPERTY COMPANY, LLC**, an Alabama limited liability company (hereinafter, the "GRANTEE"), the following described real estate situated in Shelby County, Alabama, to-wit:

[See Exhibit A Hereto]

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:	Grantee's Name and Mailing Address:
J.L. Morgan & Associates, LLC	JLM Property Company, LLC
290 Highland Park Drive	290 Highland Park Drive
Birmingham, AL 35242	Birmingham, AL 35242

Property Address:	7059 Meadowlark Drive Birmingham, AL 35242
Tax Parcel ID:	03-9-31-0-001-009.001
Date of Sale:	Date of this Deed
Actual Value:	\$1,235,420.00
The Purchase Price can be verified in:	Tax Appraised Value

Subject to:

1. *Property taxes for the year 2026, not yet due and payable.*
2. *All matters of record.*

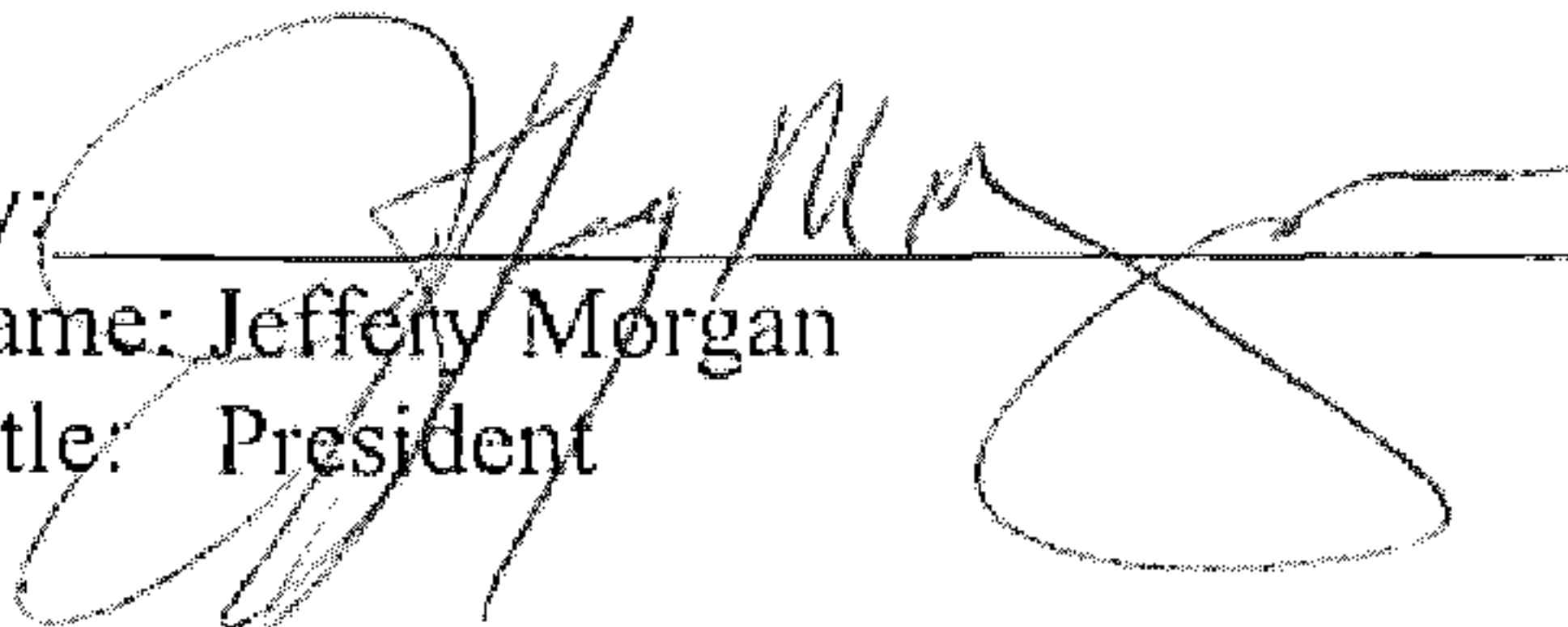
TO HAVE AND TO HOLD the described premises to said GRANTEE, its successors and assigns, forever.

And the GRANTOR will warrant and forever defend the right and title to the above described property unto the GRANTEE against all the claims of GRANTOR and all others claiming by or under GRANTOR, but none other.

[Signature on Following Page]

IN WITNESS WHEREOF, GRANTOR has caused its duly authorized officers to hereunto set their signatures as the act of such GRANTOR, this the 3rd day of March, 2026.


J.L. MORGAN & ASSOCIATES, LLC,
a Delaware limited liability company

By: 
Name: Jeffrey Morgan
Title: President

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery Morgan, whose name as President of J.L. Morgan & Associates, LLC, a Delaware 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 thereof, (s)he, as such President and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 3rd day of March, 2026.


Notary Public
My Commission Expires: 2-3-2027

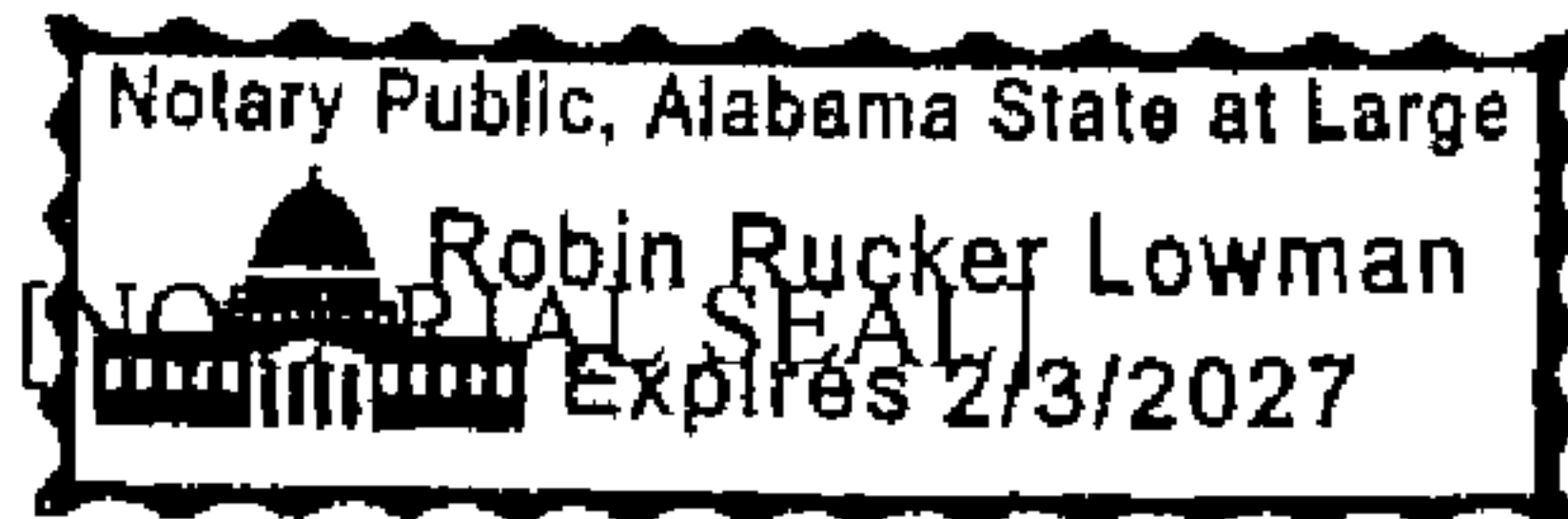


EXHIBIT "A"

Property Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE FOLLOWING COUNTY/COUNTIES SHELBY IN THE STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land located in the NW 1/4 of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

A portion of Tract 7, of the Jessica Ingram Survey, as recorded in Map Book 3, page 54, in the Probate Office of Shelby County, Alabama, more particularly described as follows:

Commence at the Northwest corner of said Lot 7 and run in an Easterly direction along the North line of said Lot 7 a distance of 557.40 feet to a point; thence turn a left interior angle of 92°54'42" and run parallel to the West line of said Lot 7 a distance of 135.27 feet to a point; thence turn a left interior angle of 87°04'26" and run parallel to the South line of said Lot 7 a distance of 557.41 feet to a point on the West line of said Lot 7; thence turn a left interior angle of 92°55'34" and run along the West line of said Lot 7 a distance of 135.13 feet to the Point of Beginning, making a closing left interior angle of the first described course of 87°05'18".

ALSO, a parcel of land 30 feet wide to be used as an access easement, described as follows:

Commence at the Southwest corner of said Lot 7, and run in a Northerly direction along the West line of said Lot 7 a distance of 30.04 feet to the Southwest corner of the above described parcel of land; thence turn a left interior angle of 87°04'26" and run along the South line of the above described parcel of land a distance of 557.41 feet to the Southeast corner of said described parcel; thence turn a left interior angle of 92°55'34" and run a distance of 30.04 feet to a point on the South line of said Lot 7; thence turn a left interior angle of 87°04'26" and run along the South line of said Lot 7 a distance of 557.41 feet to the point of beginning of the herein described 30 foot wide access easement making a closing left interior angle of 92°55'34"; being situated in Shelby County, Alabama.

All being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2026 10:41:26 AM
\$1266.50 BRITTANI
20260303000064380

Alvin S. Bayl