

Send Tax Notice to:
Valor Communities, LLC
1038 Research Boulevard, Suite 290
Madison, AL 35758

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-26-1936**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **SEVENTY EIGHT THOUSAND AND 02/100 (\$78,000.02) 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 **DRP Odin 11, LLC, a Delaware Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

520 Madison Avenue, 21st Floor, New York, NY 10022

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

1038 Research Boulevard, Suite 290, Madison, AL 35758

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 **1136 Birchwood Lane, Alabaster, AL 35007**, 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.

\$446,400.00 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 4th day of March, 2026.

DRP Odin 11, LLC, a Delaware Limited Liability Company

By: Houdin Honarvar
Houdin Honarvar, Authorized Signatory

State of New York
County of New York

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Houdin Honarvar, Authorized Signatory**, whose name(s) as **Authorized Signatory(s)** of **DRP Odin 11, LLC**, a/an **Delaware** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **DRP Odin 11, LLC**, on the day the same bears date.

Given under my hand and official seal this 04 day of March, 2026.

DB

Notary Public, State of New York

Printed Name Deborah Brazier

My Commission Expires: 09-08-2029



EXHIBIT A

Property 1:

Lot 54, according to the Map and Survey of Wynlake Sector 6, phase 2, as recorded in Map Book 62, Page 15, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/19/2026 11:40:13 AM
\$29.00 BRITTANI
20260319000079610

General Warranty Deed - LE (AL)

Alvin S. Bayl