

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 160
Birmingham, AL 35223

Send Tax Notice To:
12 & 80 Land, LLC
211 Yeager Parkway Suite B
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Ten and NO/100 Dollars (\$10.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **South Grande View Development Company, Inc.**, an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **12 & 80 Land, LLC**, an Alabama limited liability company (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lots 1526 and 1527, according to the Survey of Grande View Estates Givianpour Addition to Alabaster 15th Addition, as recorded in Map Book 32, Page 126, in the Probate Office of Shelby County, Alabama.

Parcel ID #58 23 5 21 0 009 026.000
Parcel ID #58 23 5 21 0 009 027.000

SUBJECT TO and EXCEPT FOR:

1. Ad valorem taxes for 2026 and subsequent years not yet due and payable until October 1, 2026.
2. Existing covenants and restrictions, easements, building lines and limitations of record.

The preparer of this instrument makes no representation as to the status of the title to the property conveyed herein. No title search performed. No title search requested.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

IN WITNESS WHEREOF, said GRANTOR has through the duly authorized representative hereunto set its hand and seal this the **27th** day of **February, 2026**.

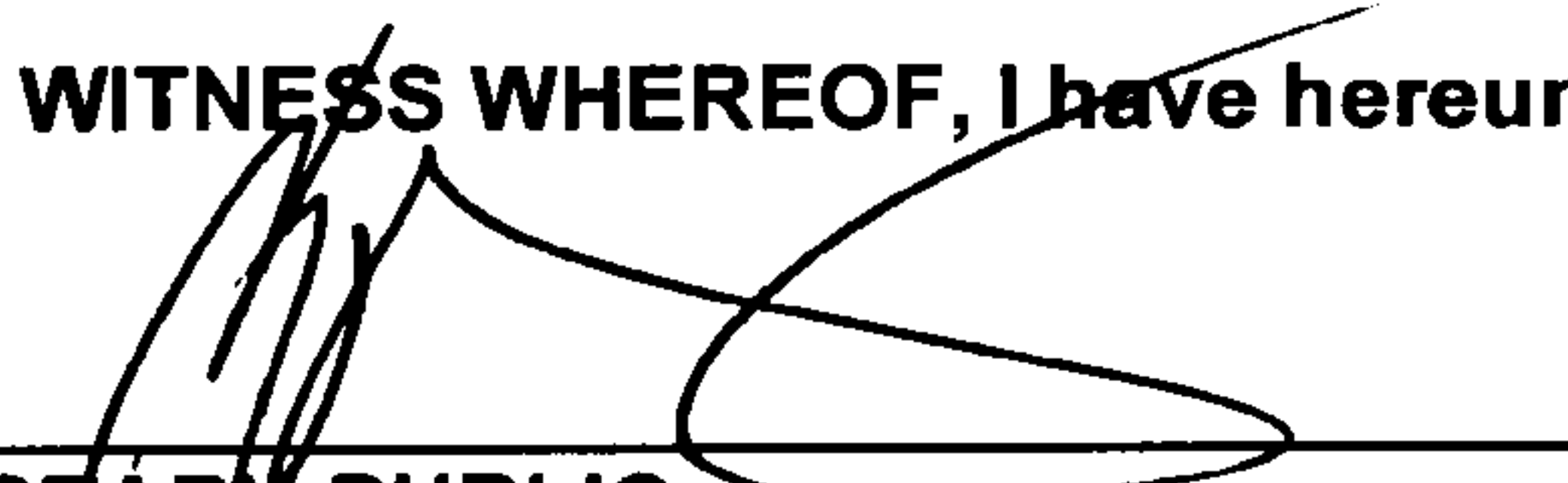
South Grande View Development Company, Inc.
an Alabama corporation

By: 
Concetta Givianpour
Its: President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Concetta Givianpour, whose name as President of South Grande View Development Company, Inc., an Alabama corporation 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, she as such President and with full authority, signed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of February, 2026.


NOTARY PUBLIC
My Commission Expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name	South Grande View Development Co., Inc.	Grantee's Name	12 & 80 LLC
Mailing Address	211 Yeager Parkway, Suite B Pelham, AL 35124	Mailing Address	211 Yeager Parkway, Suite B Pelham, AL 35124
Property Address	1084 and 1080 Grande View Pass Maylene, AL 35114	Date of Sale	<u>February 27, 2026</u>
		Total Purchase Price	<u>\$ 23,859.12</u>
		or	_____
		Actual Value	<u>\$ _____</u>
		or	_____
		Assessor's Market Value	<u>\$ _____</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/ Assessor's Appraised Value |
| <input checked="" 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 2-27-26

South Grande View Development Co., Inc.
Print Concetta Givampour, President



attested

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk _____
Shelby County, AL (verified by)
03/25/2026 01:48:34 PM
\$49.00 JOANN
20260325000085220

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

Allen S. Bayl