

Send Tax Notice to:
New Legacy, LLC

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

3076 Sydenton Drive
Hoover, AL 35244

File: **BHM-26-1096**

STATE OF ALABAMA
COUNTY OF SHELBY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FIVE HUNDRED TEN THOUSAND FOUR HUNDRED SIXTY ONE AND 00/100, \$510,461.00** 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 **GAJJE, LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

408 1st St N, Suite 200, Alabaster, AL 35007

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

3076 Sydenton Drive, Hoover, AL 35244

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 **514 1st Street North, 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.

\$412,000.00 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.

And the Grantor does covenant with said Grantee, except as above noted that at the time of the delivery of this deed, the premises were free from all encumbrances made by them and that they shall warrant and defend the same against the lawful claims and demands of all persons claiming, by, through and under them as Grantors herein but not otherwise.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16th day of March, 2026

GAJJE, LLC, an Alabama Limited Liability Company

By: George M Zaharias
George M. Zaharias, MD, Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Palmer Austin Mordecai, a Notary Public, in and for said County in said State, hereby certify that George M. Zaharias, MD, Member of GAJJE, LLC whose name as Member of GAJJE, LLC, a AL 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 (she), 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 16th day of March, 2026.

Palmer Austin Mordecai
Notary Public
My Commission Expires: 6/2/2026

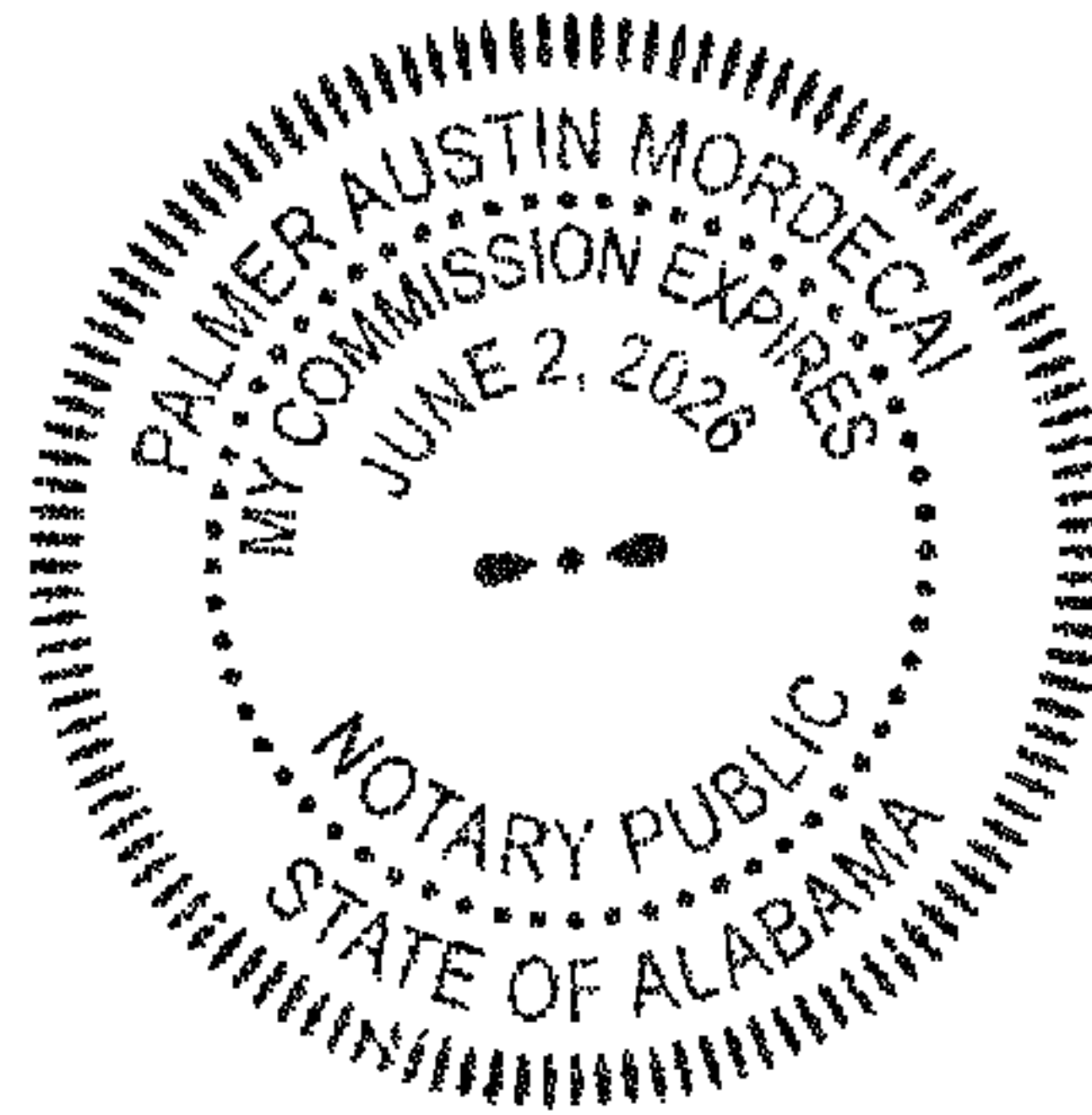


EXHIBIT A

Property 1:

The N 1/2 of Lot 2, and all of Lot 3, in Block 3 of Nickerson & Scott Survey, as recorded in Map Book 3, Page 34, which is a subdivision of a part of the E 1/2 of the SE 1/4, Section 35 and a part of the NW 1/4 of the SW 1/4 of Section 36, Township 20 South, Range 3 West in Shelby County, Alabama, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, page 127, in the Probate Office of Shelby County, Alabama. Also, that portion of the alley vacated by that certain agreement as executed by Paul Adkins, et al, dated September 9, 1943 and recorded in Deed Book 117, Page 249 in the Probate Office of Shelby County, Alabama, that abuts Lot 3, in Block 3 and the N 1/2 of Lot 2, in Block 3 of said Nickerson & Scott survey, LESS AND EXCEPT that parcel of land conveyed by deed recorded in Deed Book 189, Page 127 in said Probate Office.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/26/2026 08:12:55 AM
\$126.50 JOANN
20260326000085610

Allie S. Bayl