

This Instrument Prepared By and
When Recorded Return To:

Oakley Group
Michael Krombach, Esq.
30 Dexter Ave.
Birmingham, AL 35213

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
IRCS, LLC
4518 Valleydale Road
Birmingham, AL 35242

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 in hand paid to **OG INDIANWOOD, LLC**, an Alabama limited liability company ("Grantor"), by **IRCS, LLC**, an Alabama limited liability company ("Grantee"), the receipt of which is acknowledged, Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY unto Grantee, its successors and assigns, that certain real property situated in Jefferson County, Alabama, which is described on Exhibit A attached hereto and made a part hereof (the "Property").

It is expressly understood and agreed that this Statutory Warranty Deed is made subject to the matters described on Exhibit B attached hereto and made a part hereof (the "Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

Subject to the Exceptions, Grantor hereby covenants and agrees with Grantee, and its successors and assigns, that Grantor, and its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under Grantor, but not further or otherwise.

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:
OG INDIANWOOD, LLC	IRCS, LLC
30 Dexter Avenue	4518 Valleydale Road
Birmingham, AL 35213	Birmingham, AL 35242

Property Address:	12 Indianwood Dr., Pelham, AL
Date of Sale:	March 27, 2026
Total Purchase Price:	\$4,250,000.00
Assessor's Market Value:	
The Purchase Price can be verified in:	<input checked="" type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

[Signature(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed, to be effective as of March 26, 2026.

GRANTOR:


OG INDIANWOOD, LLC
an Alabama limited liability company

By 
Name: David R. Oakley
Its: Member

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that David R. Oakley, whose name as Member of OG Indianwood, LLC, an Alabama 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 said instrument, he/she, as such representative and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and official seal, this 26th day of March 2026.


Notary Public

AFFIX SEAL

My commission expires: 9-5-28

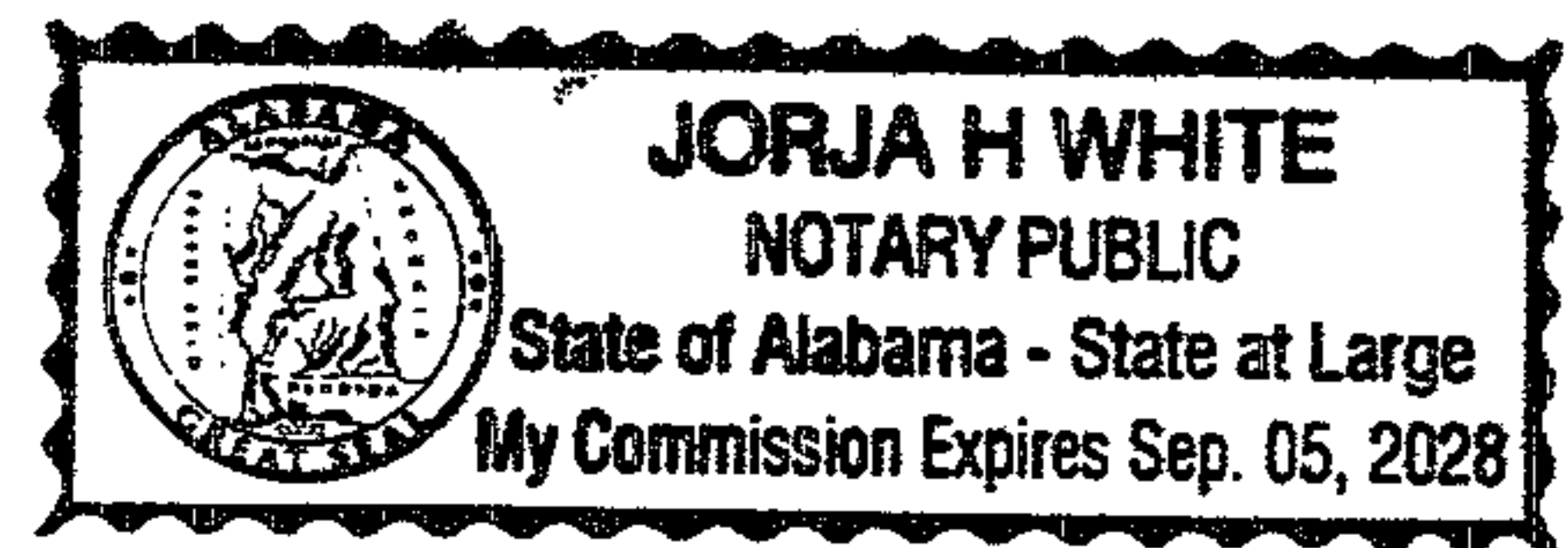


Exhibit A

Legal Description

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 36, being a found one inch crimp; thence run North 02 degrees, 12 minutes, 28 seconds East along the West line of said 1/4 - 1/4 for a distance of 300.37 feet to an iron pin set with a SSI cap; thence run North 54 degrees, 04 minutes, 19 seconds East for a distance of 128.77 feet to an iron pin set with a SSI cap; thence run North 63 degrees, 57 minutes, 29 seconds East for a distance of 86.12 feet to an iron pin set with a SSI cap; thence run South 87 degrees, 42 minutes, 57 seconds East for a distance of 106.17 feet to an iron pin set with a SSI cap; thence run South 79 degrees, 51 minutes, 19 seconds East for a distance of 43.61 feet to a found three quarter inch rebar; thence run North 83 degrees, 25 minutes, 54 seconds East for a distance of 30.98 feet to a found three quarter inch rebar; thence run South 71 degrees, 49 minutes, 24 seconds East for a distance of 96.50 feet to an iron pin found with a LDW cap; thence run South 56 degrees, 32 minutes, 35 seconds East for a distance of 71.57 feet to an iron pin set with a SSI cap; thence run South 33 degrees, 36 minutes, 18 seconds East for a distance of 284.37 feet to an iron pin set with a SSI cap; thence run North 62 degrees, 47 minutes, 38 seconds East for a distance of 48.49 feet to a PK nail set; thence run North 29 degrees, 24 minutes, 44 seconds East for a distance of 183.39 feet to an iron pin set with a SSI cap on the Southwesterly right-of-way line of Old Montgomery Highway, also being on a curve to the left having a central angle of 05 degrees, 59 minutes, 34 seconds and a radius of 869.02 feet, with a chord bearing of South 56 degrees, 27 minutes, 15 seconds East, with a chord distance of 90.85 feet; thence run Southeasterly direction along said right-of-way line and along the arc of said curve for a distance of 90.90 feet to a found half inch rebar; thence run South 29 degrees, 25 minutes, 43 seconds West for a distance of 304.00 feet to an iron pin found with a Arrington cap on the South line of said 1/4 - 1/4; thence run North 87 degrees, 20 minutes, 57 seconds West along the South line of said 1/4 - 1/4 for a distance of 742.13 feet to the point of beginning.

ALSO, an easement for ingress-egress and utilities located in the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

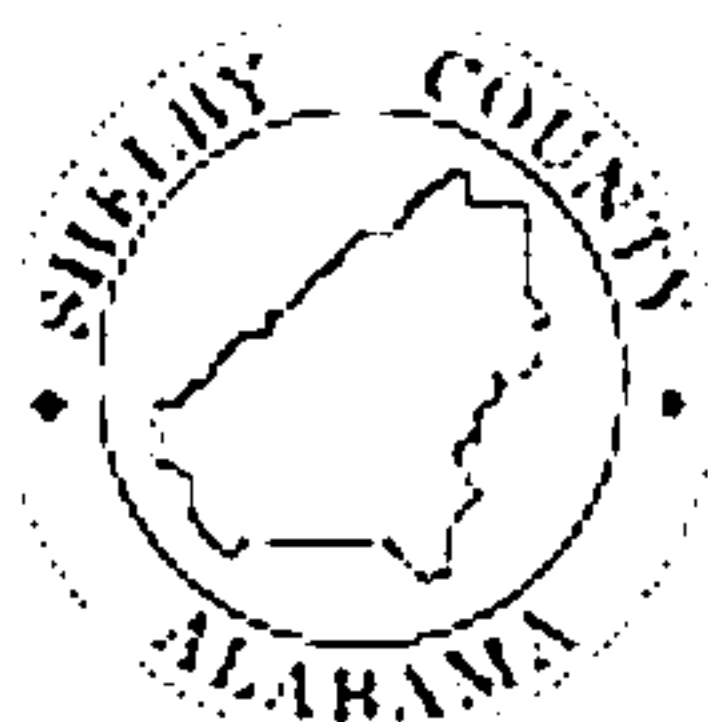
Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 36, being a found one inch crimp; thence run North 02 degrees, 12 minutes, 28 seconds East along the West line of said 1/4 - 1/4 for a distance of 300.37 feet to an iron pin set with a SSI cap; thence run North 54 degrees, 04 minutes, 19 seconds East for a distance of 128.77 feet to an iron pin set with a SSI cap; thence run North 63 degrees, 57 minutes, 29 seconds East for a distance of 86.12 feet to an iron pin set with a SSI cap; thence run South 87 degrees, 42 minutes, 57 seconds East for a distance of 106.17 feet to an iron pin set with a SSI cap; thence run South 79 degrees, 51 minutes, 19 seconds East for a distance of 43.61 feet to a found three quarter inch rebar; thence run North 83 degrees, 25 minutes, 54 seconds East for a distance of 30.98 feet to a found three quarter inch rebar; thence run South 71 degrees, 49 minutes, 24 seconds East for a distance of 96.50 feet to an iron pin found with a LDW cap; thence run South 56 degrees, 32 minutes, 35 seconds East for a distance of 71.57 feet to an iron pin set with a SSI cap; thence run South 33 degrees, 36 minutes, 18 seconds East for a distance of 284.37 feet to an iron pin set with a SSI cap at the point of beginning; thence run North 62 degrees, 47 minutes, 38 seconds East for a distance

of 48.49 feet to a PK nail set; thence run North 29 degrees, 24 minutes, 44 seconds East for a distance of 183.39 feet to an iron pin set with a SSI cap on the Southwesterly right-of-way line of Old Montgomery Highway, also being on a curve to the left having a central angle of 01 degrees, 19 minutes, 38 seconds and a radius of 869.02 feet, with a chord bearing of South 54 degrees, 07 minutes, 17 seconds East, with a chord distance of 20.13 feet; thence run along the arc of said curve for a distance of 20.13 feet to a point, thence run South 29 degrees, 24 minutes, 44 seconds West for a distance of 187.12 feet to a point; thence run South 62 degrees, 47 minutes, 38 seconds West for a distance of 52.25 feet to a point; thence run North 33 degrees, 36 minutes, 18 seconds West for a distance of 20.13 feet to the point of beginning.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2026, and subsequent years, not due and payable.
2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
3. Right of way granted to Alabama Power Company as set forth in Deed Book 101, Page 500; Deed Book 194, Page 65 and Deed Book 199, Page 447 as affected by that certain Containment Letter as recorded in Instrument No. 20200626000263570, in the Office of the Judge of Probate of Shelby County, AL.
4. Easement to City of Pelham for sanitary sewer as recorded in Real 90, Page 378 and Real 92, Page 425 as superseded by Real 98, Page 746 to the extent and as specifically depicted on that certain ALTA/NSPS Survey prepared by Carl Daniel Moore, Reg. L.S. #12159, dated June 26, 2020, in the Probate Office of Shelby County, Alabama.
5. Alabama Power Company right of way as shown on Indian Terrace subdivision plat as recorded in Map Book 9, Page 172.
6. Rights of tenants under unrecorded residential leases, with no options to purchase or rights of first refusal.
7. Non-Exclusive installation and service agreement with Marcus Cable of Alabama, LLC as recorded in Instrument No. 20120706000237890.
8. Easement for ingress and egress as recorded in Instrument No. 20200630000269020.
9. Rights of interested parties under outstanding unrecorded leases.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2026 03:42:36 PM
\$4287.00 KELSEY
20260327000088870**

Allie S. Bayl