

This Instrument Prepared By and
When Recorded Return To:

IRCS, LLC
4518 Valleydale Road
Birmingham, AL 35242
Rima Patel, Esq.

STATE OF ALABAMA)
SHELBY COUNTY)

Send tax notices to:
IRCS, LLC
4518 Valleydale Road
Birmingham, AL 35242
Attn: Lewis W. Cummings, III

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of **Two Million Seven Hundred Thousand and No/100 Dollars (\$2,700,000.00)** and other good and valuable consideration in hand paid to **Meadow View Apartments, 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 Shelby 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:
Meadow View Apartments, LLC	IRCS, LLC
276 King's Crest Lane	4518 Valleydale Road
Pelham, AL 35124	Birmingham, AL 35242

Property Address:	110 King Valley Rd Pelham Al 35214; 112 King Valley Rd Pelham Al 35214; 129 King Valley Dr Pelham Al 35214; 3501 Hwy 52 W Pelham Al 35214; 3503 Hwy 52 W Pelham Al 35214; 3505 Hwy 52 W Pelham Al 35214; 3507 Hwy 52 W Pelham Al 35214; 3509 Hwy 52 W Pelham Al 35214; 3511 Hwy 52 W Pelham Al 35214
Date of Sale:	March 31, 2026
Total Purchase Price:	\$2,700,000.00
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 31, 2026.

GRANTOR:

MEADOW VIEW APARTMENTS, LLC
an Alabama limited liability company

By: *Mickey Joe Hardy Sr*
Name: Mickey Joe Hardy, Sr.
Its: Managing Member

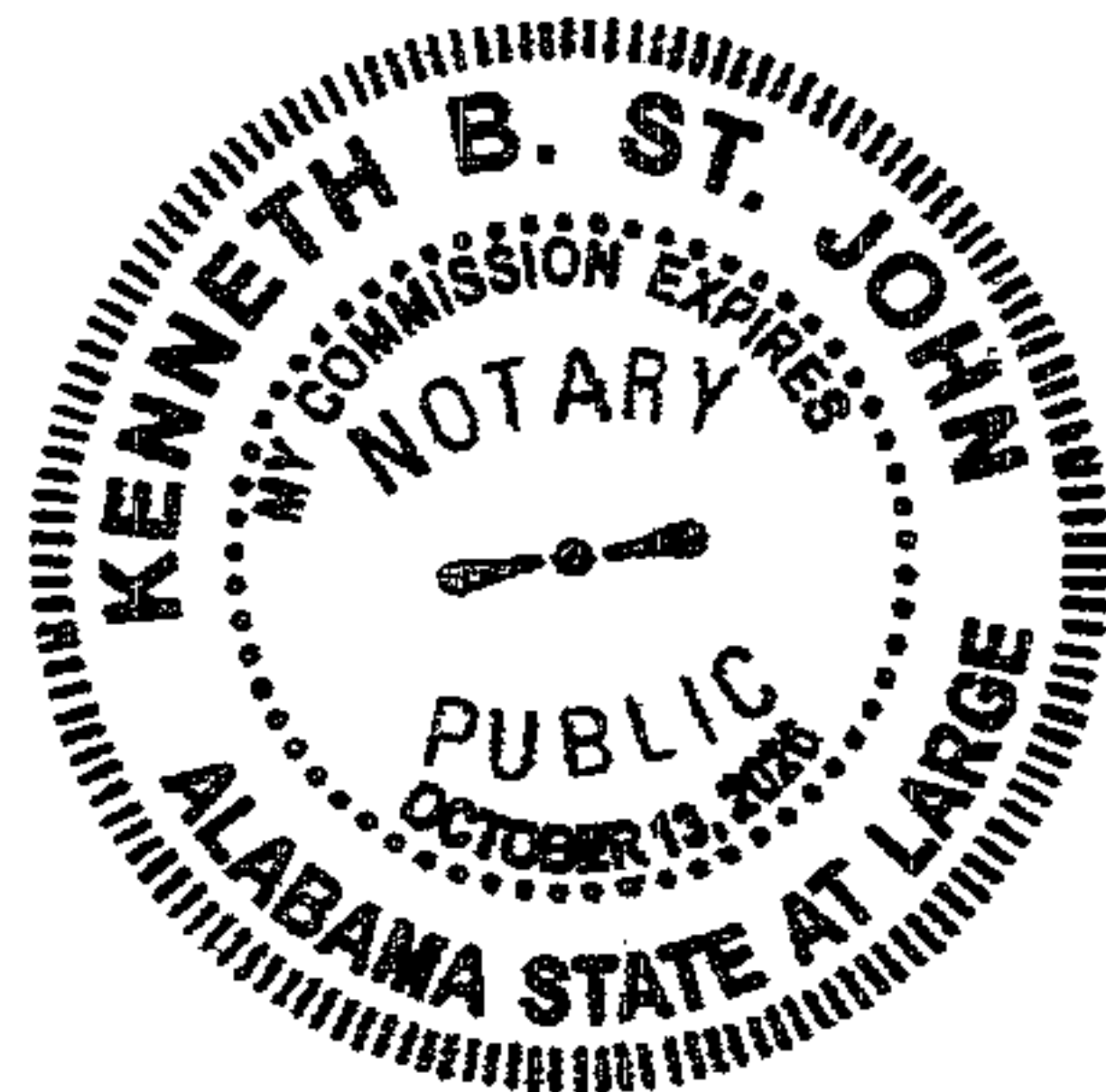
By: *Mickey Joe Hardy Jr*
Name: Mickey Joe Hardy, Jr.
Its: Managing Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Mickey Joe Hardy, Sr. and Mickey Joe Hardy, Jr., whose names as Managing Members of Meadow View Apartments, LLC, an Alabama limited liability company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they, as such representatives 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 31st day of March 2026.

AFFIX SEAL



[Signature]
Notary Public

My commission expires: 10/13/2026

Exhibit A

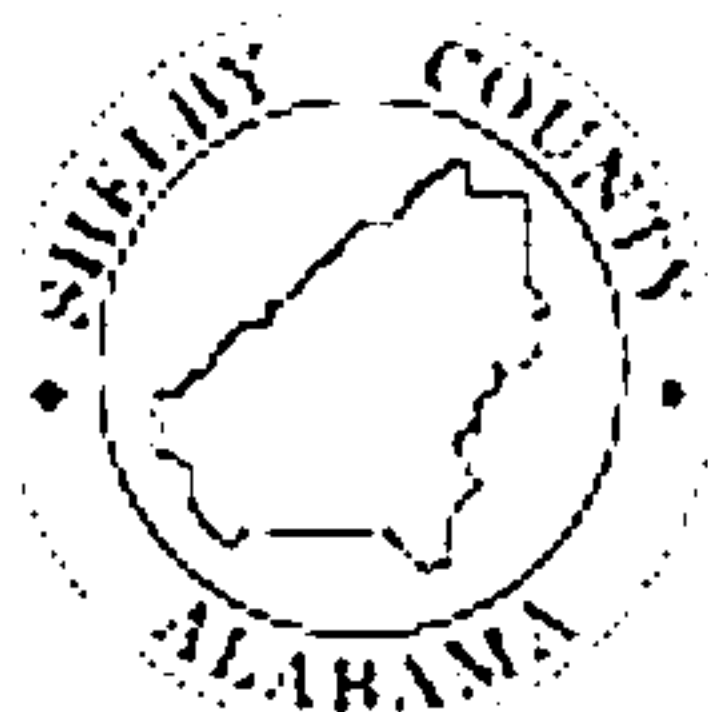
A PARCEL OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 5 VALLEY COVE GARDEN HOMES AS RECORDED IN THE MAP BOOK 22 PAGE 89 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND 1/2" REBAR CAPPED FARMER ON THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD; THENCE RUN IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT FOR A DISTANCE OF 353.94 FEET TO A FOUND 1/2" REBAR CAPPED FARMER, SAID POINT BEING NORTHWEST CORNER OF LOT 1 OF SAID SUBDIVISION AND LYING ON THE EASTERN RIGHT OF WAY LINE OF KING VALLEY DRIVE; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90°07'00" AND RUN IN A NORTHERLY DIRECTION FOR A DISTANCE OF 121.68 FEET TO A SET MAG NAIL; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 188°21'41" AND RUN IN NORTHWESTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 56.67 FEET TO A FOUND PK NAIL; THENCE TURN AN INTERIOR ANGLE THE LEFT OF 171°23'23" AND RUN IN A NORTHERLY DIRECTION ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 241.97 FEET TO A SET MAG NAIL AT THE INTERSECTION OF THE EASTERN RIGHT OF WAY OF KING VALLEY DRIVE AND THE SOUTHERN RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52; THENCE TURN AN INTERIOR ANGLE THE LEFT OF 90°01'42" AND RUN IN A EASTERLY DIRECTION ALONG THE SOUTHERN RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 52 FOR A DISTANCE OF 380.69 FEET TO A SET MAG NAIL AT THE INTERSECTION OF SHELBY COUNTY HIGHWAY NO. 52 AND THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD TO A SET MAG NAIL; THENCE TURN AN INTERIOR ANGLE TO THE LEFT OF 90°00'00" AND RUN IN A SOUTHERLY DIRECTION ALONG THE WESTERN RIGHT OF WAY LINE OF KING VALLEY ROAD FOR A DISTANCE OF 241.92 FEET TO A FOUND PK NAIL AT THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 484.65 FEET, A CHORD OF 92.04 FEET; THENCE TURN AN INTERIOR ANGLE TO CHORD OF 174°37'22"; THENCE RUN ALONG SAID CURVE FOR A DISTANCE OF 92.18 FEET TO THE SET MAG NAIL AT THE POINT OF TANGENT OF SAID CURVE AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 524.65 FEET AND A CHORD OF 85.99 FEET; THENCE TURN AN INTERIOR ANGLE FROM CHORD TO CHORD OF 179°11'58" AND RUN ALONG SAID CURVE FOR A DISTANCE OF 86.09 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 121, Page 413, as affected by that containment letter recorded in Instrument No. 20220429000176070.
3. 15 foot wide storm drainage easement conveyed to the City of Pelham as recorded in Book 344, Page 360, in the Probate Office of Shelby County, Alabama.
4. Rights of the public to any part of the Land lying within a road right of way of a public road.
5. Rights of tenants in possession under prior unrecorded residential leases, as tenants only, with no rights of first refusal or options to purchase.
6. The following matters as shown on survey prepared by Steven J. Clinkscales dated April 18, 2022 and designated as Job #22-187:
 - a. Misalignment of fences along the Southern boundary.
 - b. Location of Builders #129 and #112 over 15 foot drainage easement.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2026 10:07:59 AM
\$2734.00 BRITTANI
20260401000093980**

Allie S. Bayl