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08/05/2022 11:06:28 AM  
DEEDS 1/3

This Instrument Prepared By:  
Kyle England, Esq.  
SPAETH & DOYLE LLP  
501 S. Cherry Street, Suite 700  
Glendale, CO 80246

**FITCO**

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

804-2222367-S

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Twenty-Two Thousand And No/100 DOLLARS (\$122,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. **Eric R. Pedersen, unmarried** (herein referred to as GRANTOR), do/does hereby GRANT, BARGAIN, SELL and CONVEY unto **Bama Capital LLC, a Texas limited liability company** (herein referred to as GRANTEE), Grantee('s) heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

**LOT 16, ACCORDING TO THE SURVEY OF CHANDA TERRACE, 1ST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Also known by street and number as: 2225 Williamsburg Dr, Pelham, AL 35124  
APN/Parcel ID: 13 1 01 2 002 039.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR do/does covenant with the said GRANTEE, Grantee('s') heirs and assigns, that GRANTEE} is/are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTOR has/have a good right to sell and convey the same to the said GRANTEE, Grantee('s') heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, Grantee('s') heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantor(s) have hereunto set the hands and seals below, this 29th day of July, 2022.



Eric R. Pedersen

STATE OF Alabama

County OF Shelby

~~I, , a Notary Public , do hereby certify that Bama Capital LLC, a Texas limited liability company whose name 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 executed the same voluntarily on the day the same bears date. Given under my hand this 29th day of July, 2022~~


~~Notary Public~~

~~Witness my hand and official seal.~~

~~My Commission Expires:~~

STATE OF NEW YORK  
COUNTY OF Seneca

On the 29 day of July in the year 2022 before me, the undersigned, personally appeared Eric Pedersen personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
Signature of Notary Public

LINDA ANN SMITH  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SM6410584  
Qualified in Seneca County  
My Commission Expires 10-26-2024

# REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name:	Eric R. Pedersen	Grantee's Name:	Bama Capital LLC, a Texas limited liability company
Mailing Address:	4446 Chelsea Road Columbiana, AL 35051	Mailing Address:	5000 Riverside Drive Building 5, Suite 100W Irving, TX 75039
Property Address:	2225 Williamsburg Dr Pelham, AL 35124	Date of Sale:	July 29, 2022
		Total Purchase Price:	\$122,000.00

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
<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.

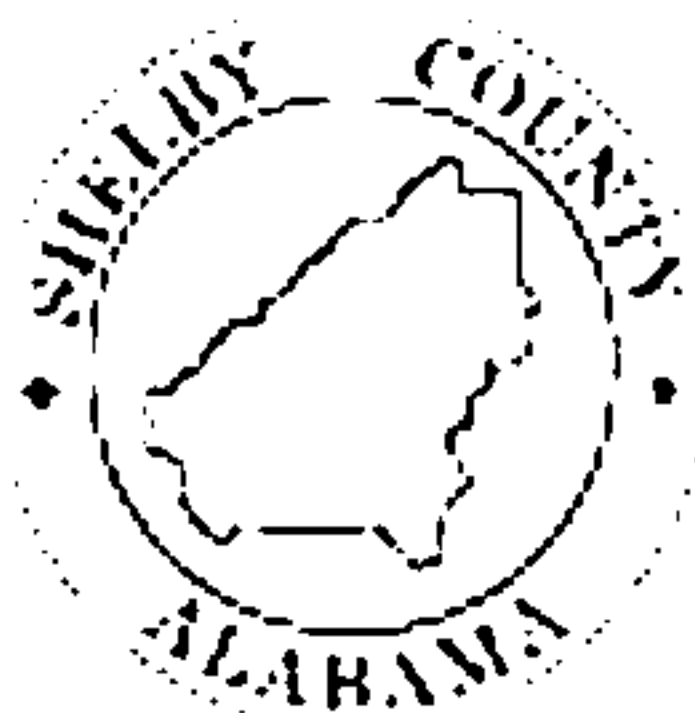
Date of Sale - the date on which interest to the property was conveyed.

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.

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: 7/29/22  
☒ Unattested [Signature]  
 (verified by)

Print: Eric R Pedersen  
 Sign: [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/05/2022 11:06:28 AM  
 \$150.00 PAYGE  
 20220805000305620

[Signature]