

20220816000320760
08/16/2022 10:16:54 AM
DEEDS 1/3

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

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Nine Thousand Five Hundred And No/100 DOLLARS (\$109,500.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. **Amos Reese, a widow** (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 12, IN BLOCK 2, ACCORDING TO THE SURVEY OF WILLOW GLEN, SECOND SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 102, IN THE PROBATE OFFICE OF THE SHELBY COUNTY, ALABAMA.

Also known by street and number as: 324 Willow Glen Ct, Alabaster, AL 35007
APN/Parcel ID: 23 5 22 0 001 051.048

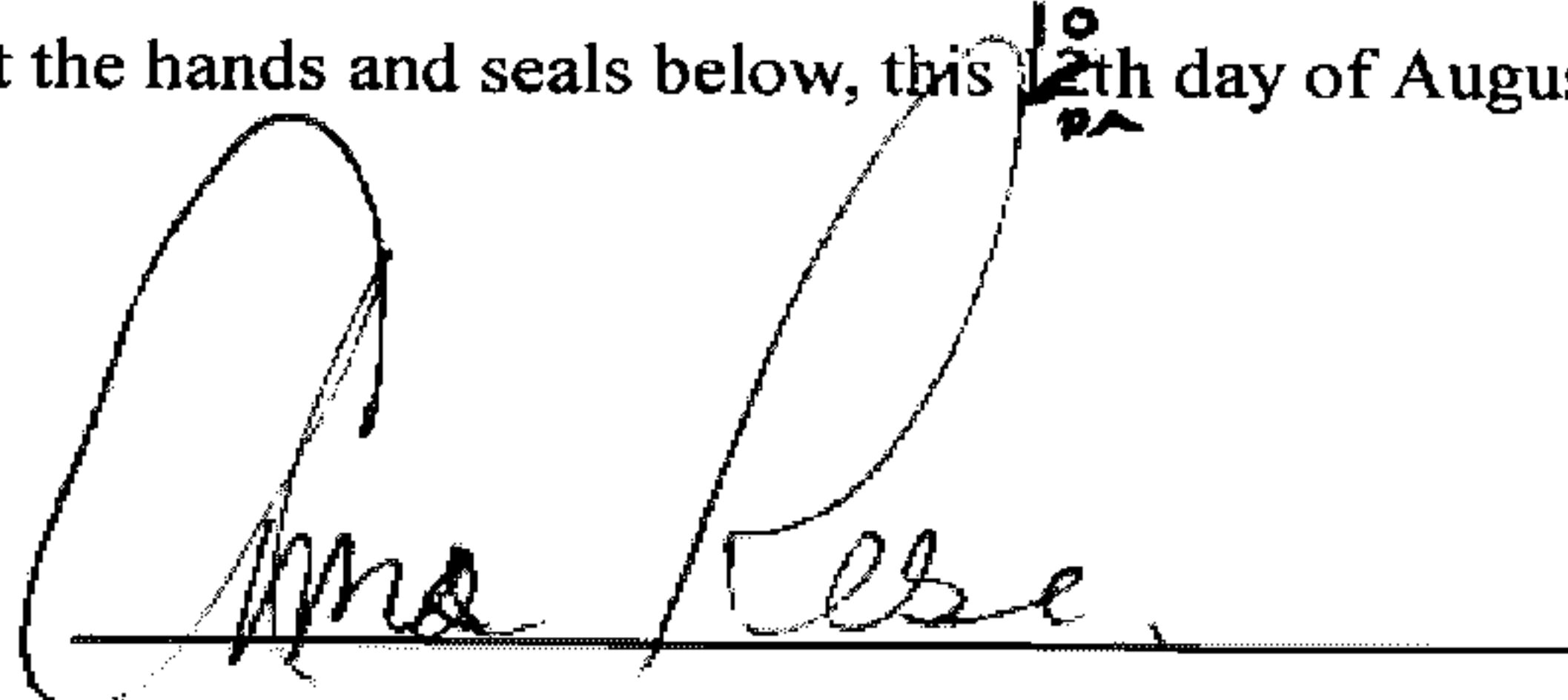
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said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

804-2222677-5
FITCO

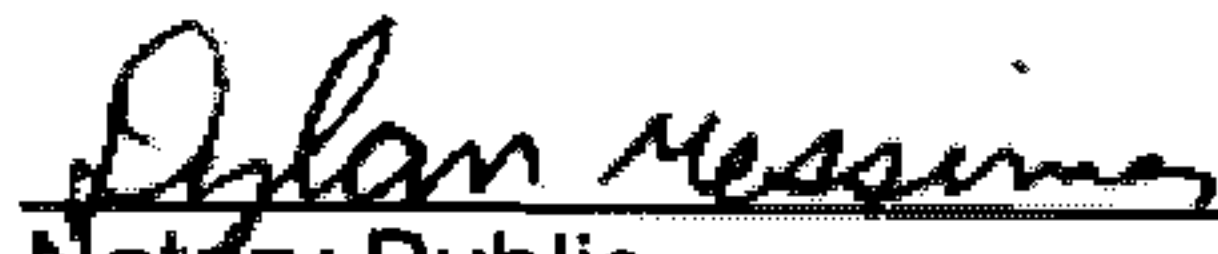
IN WITNESS WHEREOF, Grantor(s) have hereunto set the hands and seals below, this 10th day of August, 2022.


Amos Reese

STATE OF Alabama

County OF Shelby

I, Dylan Messimer, a Notary Public, do hereby certify that Amos Reese 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 10 day of August, 2022


Notary Public
Witness my hand and official seal.
My Commission Expires: 3/27/2026

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2026

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Amos Reese
Mailing Address: 324 Willow Glen Ct
Alabaster, AL 35007

Grantee's Name: Bama Capital LLC, a Texas limited liability company
Mailing Address: 5000 Riverside Drive
Building 5, Suite 100W
Irving, TX 75039

Property Address: 324 Willow Glen Ct
Alabaster, AL 35007

Date of Sale: August 12, 2022
Total Purchase Price: \$109,500.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other: _____

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: August 10, 2022

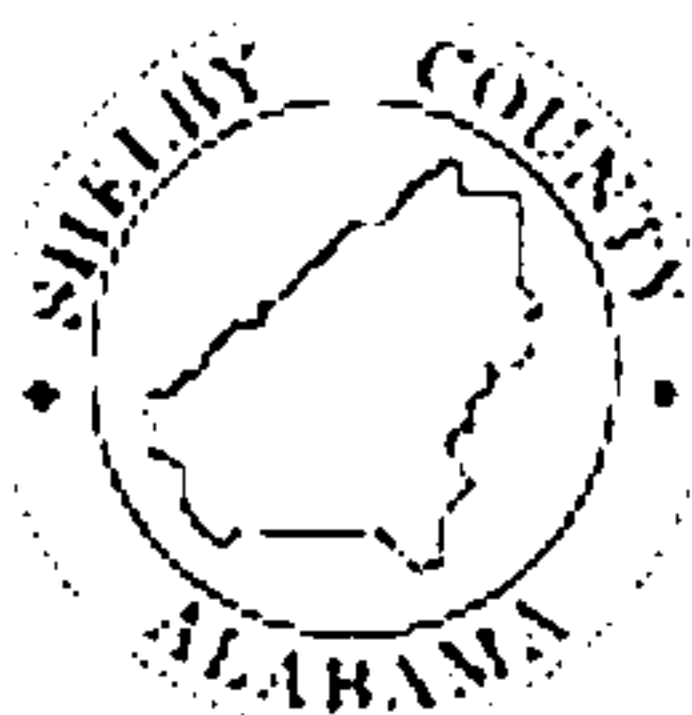
Print: Amos Reese

Unattested

Sign: Amos Reese

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2022 10:16:54 AM
\$137.50 JOANN
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Allen S. Bayl