

20230120000016260
01/20/2023 09:21:19 AM
DEEDS 1/3

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

FFTCO

WARRANTY DEED

804-2230237-5

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thousand And No/100 DOLLARS (\$100,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Kurt W. Mikan and Kathleen J. Mikan, Trustee, or their Successors in Trust under The Mikan Living Trust, dated February 17, 2000 and any amendments thereto**

██████████ - Kurt ██████████ - Kathleen (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 NO. 11, IN THE ROUND TABLE SUBDIVISION, AS SHOWN BY MAP OF THE ROUND TABLE SUBDIVISION, AS RECORDED IN MAP BOOK 7 PAGE 38, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SUBJECT TO TAXES, RESTRICTIONS, RIGHTS-OF-WAY, EXCEPTIONS, CONDITIONS AND EASEMENTS OF RECORD.

Also known by street and number as: 786 Merlin Dr, Calera, AL 35040
APN/Parcel ID: 28 3 05 0 001 012.011

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 17th day of January, 2023.

Kurt W. Mikan and Kathleen J. Mikan, Trustees of
The Mikan Living Trust, dated February 17, 2000
and any amendments thereto

BY: Kurt W. Mikan

Kurt W. Mikan

Trustee

BY: Kathleen J. Mikan

Kathleen J. Mikan

Trustee

STATE OF Georgia
COUNTY OF Jefferson

I, Robyn Geter, a Notary Public, do hereby certify that Kurt W. Mikan and Kathleen J. Mikan, Trustees of The Mikan Living Trust, dated February 17, 2000 and any amendments thereto

[Redacted] - Kurt

[Redacted] - Kathleen whose name is signed to the foregoing conveyance, and who is/are 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 17th day of

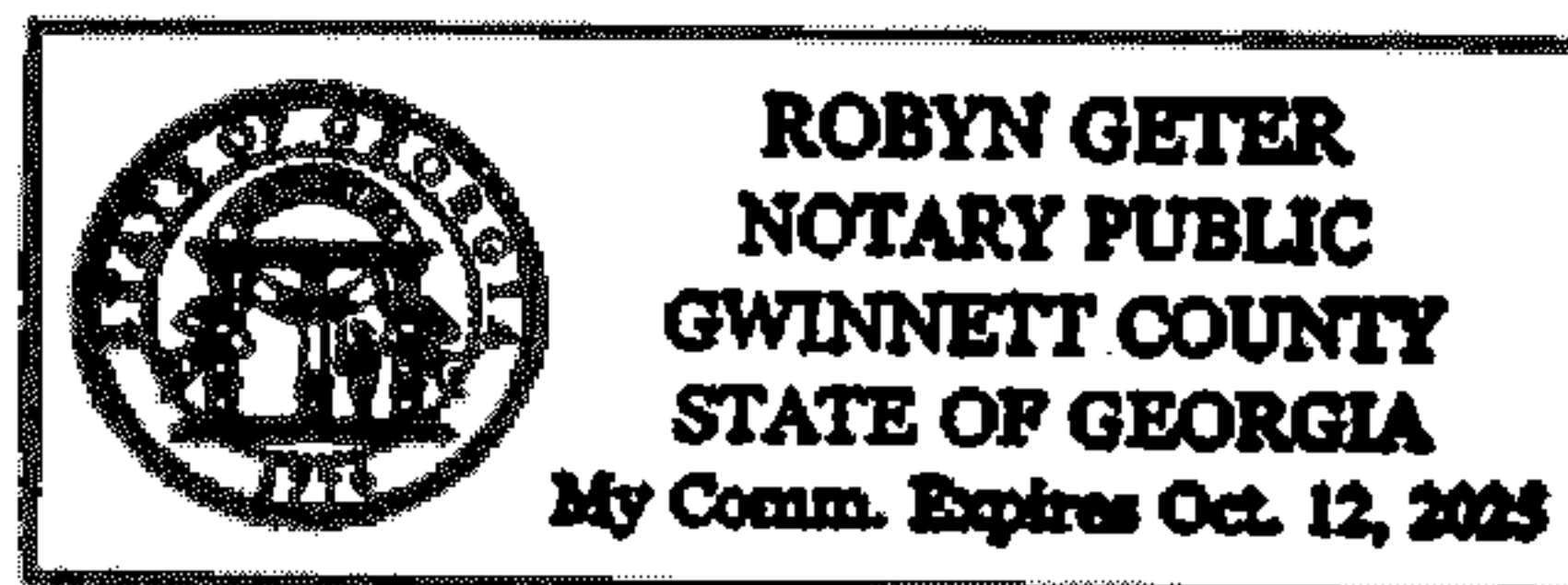
January, 2023

Robyn Geter
Notary Public

Witness my hand and official seal.

My Commission Expires:

10/12/2025



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Kurt W. Mikan and Kathleen J. Mikan,
Trustee, or their Successors in Trust
under The Mikan Living Trust, dated
February 17, 2000 and any
amendments thereto

Grantee's Name: Bama Capital LLC, a Texas limited
liability company

Mailing Address: [REDACTED] - Kurt 2 [REDACTED]
Kathleen
211 Caboose Ct
Pendergrass, GA 30567

Mailing Address: 5000 Riverside Drive
Building 5, Suite 100W
Irving, TX 75039

Property Address: 786 Merlin Dr
Calera, AL 35040

Date of Sale: January 17, 2023
Total Purchase Price: \$100,000.00

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)

- ☐ 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: January 17, 2023

Unattested

(verified by)

Print:

Sign:

Kurt W. Mikan
Kathleen Mikan

Kurt W. Mikan Kathleen J. Mikan
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/20/2023 09:21:19 AM
\$129.00 BRITTANI
20230120000016260

Brittani 804-2230237-S