



20230421000115540 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
04/21/2023 12:43:50 PM FILED/CERT

**SEND TAX NOTICE TO:**  
Nixon Baker Legacy Holdings, LLC  
480 John Wesley Dobbs Ave. NE  
Unit 325  
Atlanta, GA 30312

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

### **STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED FORTY NINE THOUSAND AND 00/100 (\$249,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bama Capital, LLC, a Texas Limited Liability Company**, whose address is 7345 S. Durango Dr., 107-173, Las Vegas, NV 89148, (hereinafter "Grantor", whether one or more), by **Nixon Baker Legacy Holdings, LLC**, whose address is 480 John Wesley Dobbs Ave, NE, Unit 325, Atlanta, GA 30312, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee the following described real estate situated in Shelby County, Alabama, the address of which is **4774 Sandpiper Lane, Birmingham, AL 35244**, to-wit:

**Lot 54, according to the Survey of Audubon Forest, First Addition, as recorded in Map Book 11, Page 122, in the Probate Office of Shelby County, Alabama.**

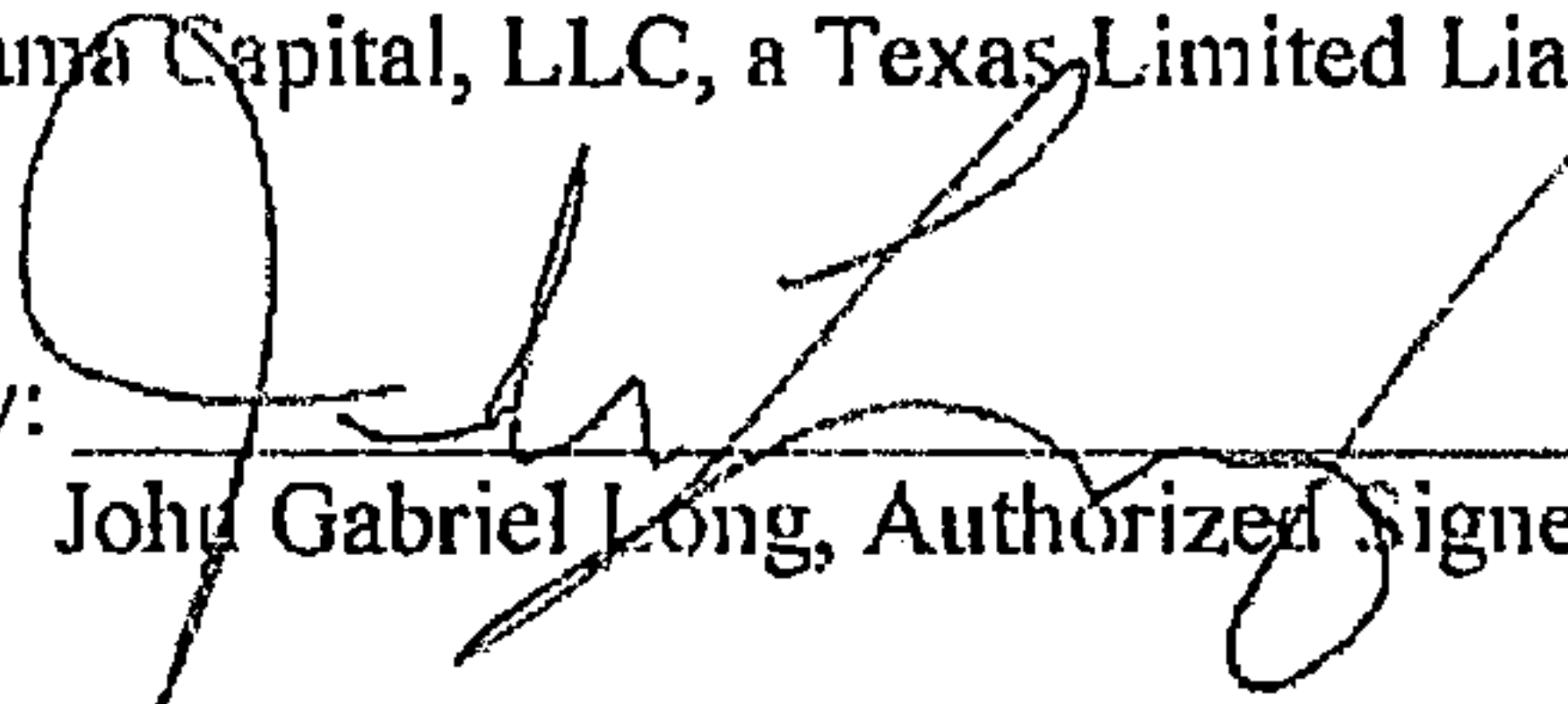
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$266,630.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, his, her or their heirs and assigns forever, together with every contingent remainder and right of reversion,

**IN WITNESS WHEREOF**, Grantor, Bama Capital, LLC, a Texas Limited Liability Company, by John Gabriel Long, as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 20th day of April, 2023.

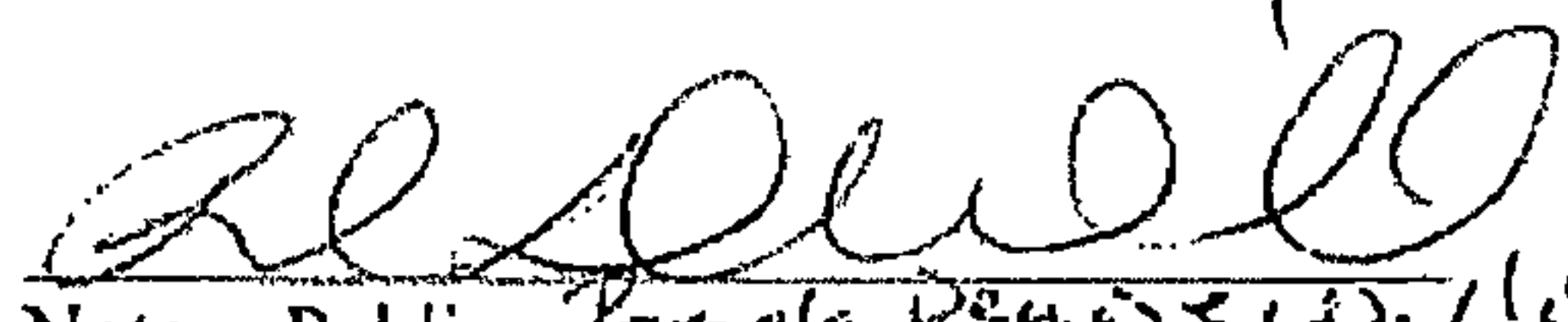
Bama Capital, LLC, a Texas Limited Liability Company

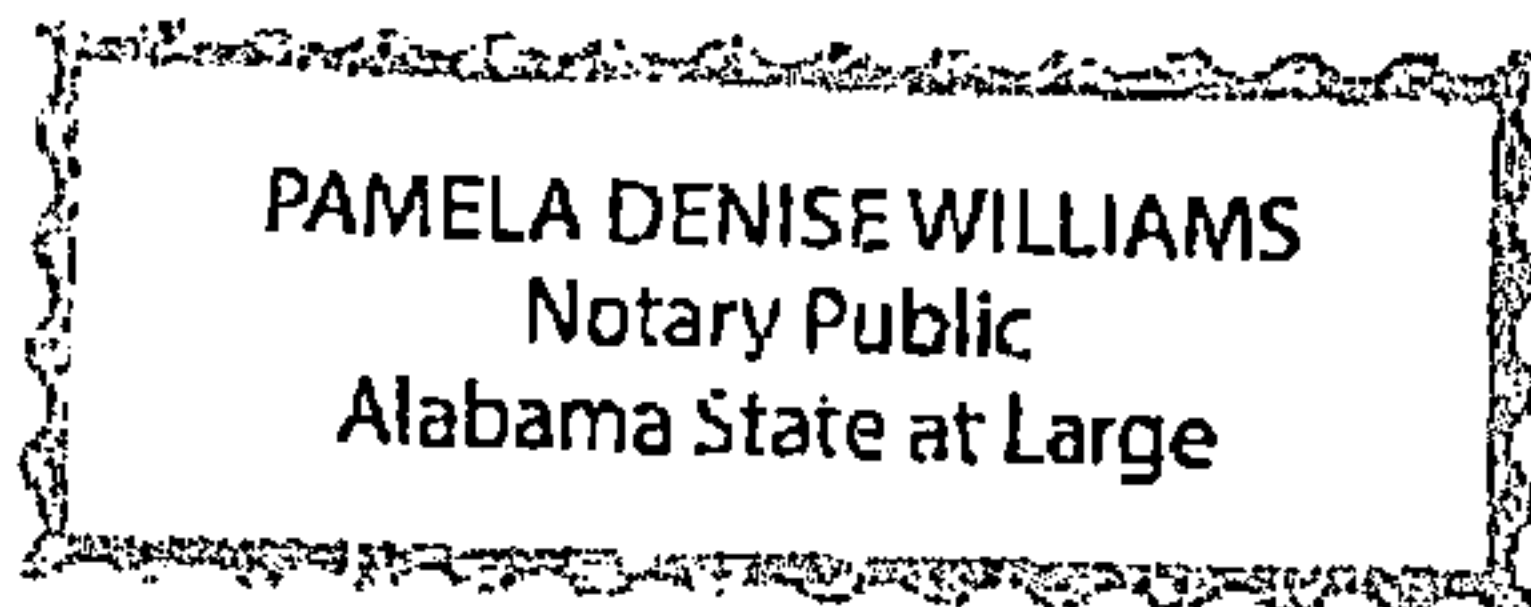
By:   
John Gabriel Long, Authorized Signer

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John Gabriel Long, whose name as Authorized Signer of Bama Capital, LLC, a Texas 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 the instrument, he, in his capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 20th day of April, 2023.

  
Notary Public *Pamela Denise Williams*  
My Commission Expires: *May 1, 2025*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/21/2023 12:43:50 PM



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File No.: BLD-23-2224

*Allen S. Boyd*

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