

TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON \$135,000.00

This Instrument Prepared by:

SEND TAX NOTICE TO:

Thomas F. Cassick
The Law Office of Thomas F. Cassick, LLC
2226 Williamsburg Drive
Pelham, Al 35124
FILE NO. ATB3545

Mancha Construction Partners LLC
2508 Rocky Ridge Road
Vestavia Al 35043

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One and no/100 Dollars (1.00)** the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Red Mountain Resources, LLC, an Alabama Limited Liability Company**, whose mailing address is: 912 Edenton St., Birmingham, Al 35242 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Mancha Construction Partners, LLC, an Alabama Limited Liability Company** whose mailing address 2508 Rocky Ridge Road, Vestavia, Al 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address 725 Hickory Hollow, Chelsea, Al 35043 to wit:

Lot 44, according to The Final Plat The Highlands of Chelsea, Phase 1, Sector 2, a Residential Subdivision, as recorded in Map Book 53, Page 62A & 62B, in the Probate Office of Shelby County, Alabama.

Together with rights in and to the use of Oakview Parkway, a private road for ingress/egress and a 60' easement for ingress/egress shown as Oakridge Way and a 60' easement for ingress/egress shown as Hickory Hollow, all being shown on Map Book 53, Page 62A and 62B in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

\$0.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves)

and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, Grantor, Red Mountain Resources, LLC, an Alabama Limited Liability Company, by Yellowhammer Developments, LLC, by it authorized member, Jason E. Rudakas, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 24th day of July, 2023

Red Mountain Resources, LLC, an Alabama Limited Liability Company



By: Yellowhammer Developments, LLC
Its: Member
By: Jason E. Rudakas
Its: Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

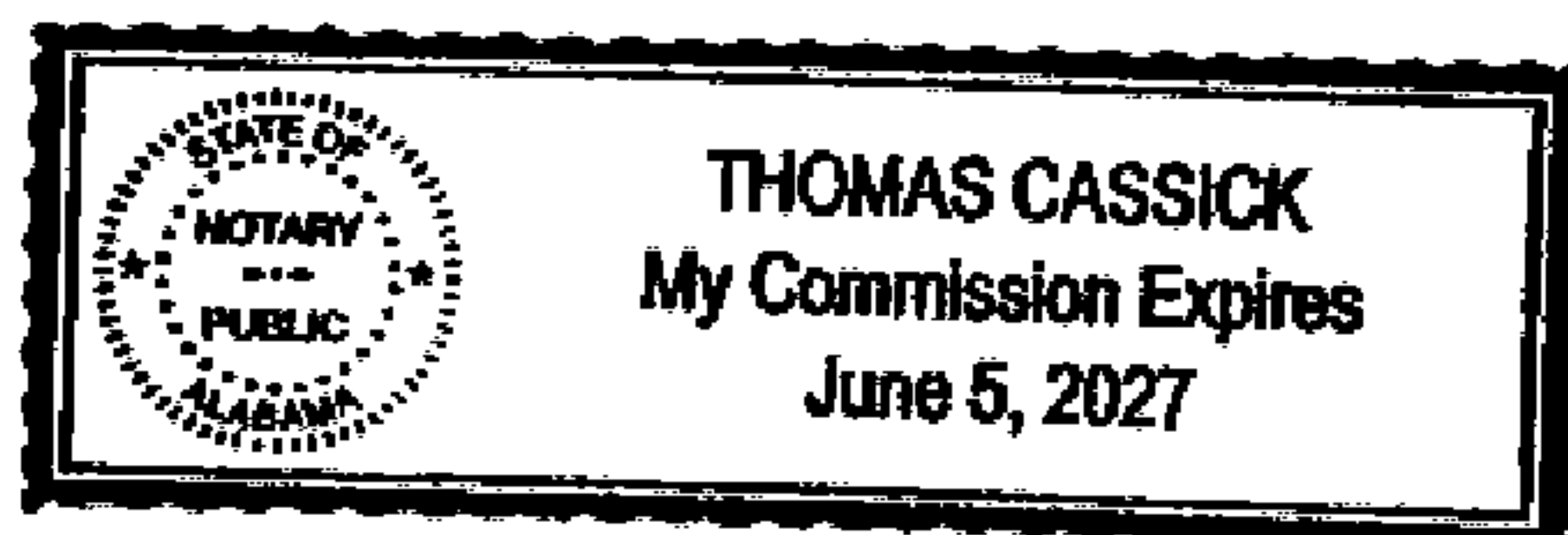
I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Jason E. Rudakas, as Member Yellowhammer Developments, LLC, as member of Red Mountain Resources, LLC, an Alabama Limited Liability Company** whose name is signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, in his capacity and with full authority, executed the same voluntarily for and as the act of said company on the day the same bears date

WITNESS my hand and official seal in the county and state aforesaid this the 24th day of July, 2023.

My Commission Expires: 6/5/2027

Thomas Cassick
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2023 01:34:26 PM
\$160.00 BRITTANI
20230726000223540

Allie S. Boyd