

This instrument was prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send tax notice to:
Caleb Stephen Ragland &
Mallory Shae Evans
241 Mountain Lake Tr.
Alabaster AL 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Twenty-Five Thousand Dollars (\$25,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, Graham Building Company LLC, at times referred to as Graham Building Company, LLC, an Alabama limited liability company, (herein referred to as grantor, whether one or more), hereby grants, bargains, sells and conveys unto Caleb Stephen Ragland and Mallory Shae Evans (herein referred to as grantees, whether one or more), the following described real estate situated in Jefferson County, Alabama, to-wit:

Lot 19, according to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

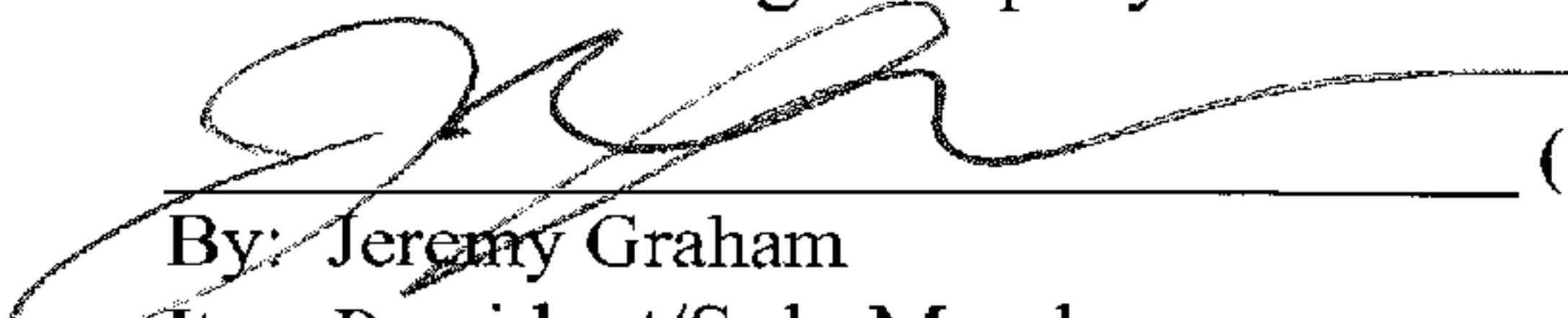
None of the consideration was paid by and through a purchase money mortgage. The consideration is actual and can be proven by a bill of sale.

TO HAVE AND TO HOLD to the said grantees, his, her, or their heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said grantees, his, her or their heirs and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed by Jeremy Graham, its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this 15th day of September, 2023.

Graham Building Company LLC

 (Seal)
By: Jeremy Graham
Its: President/Sole Member

Notary Acknowledgment

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

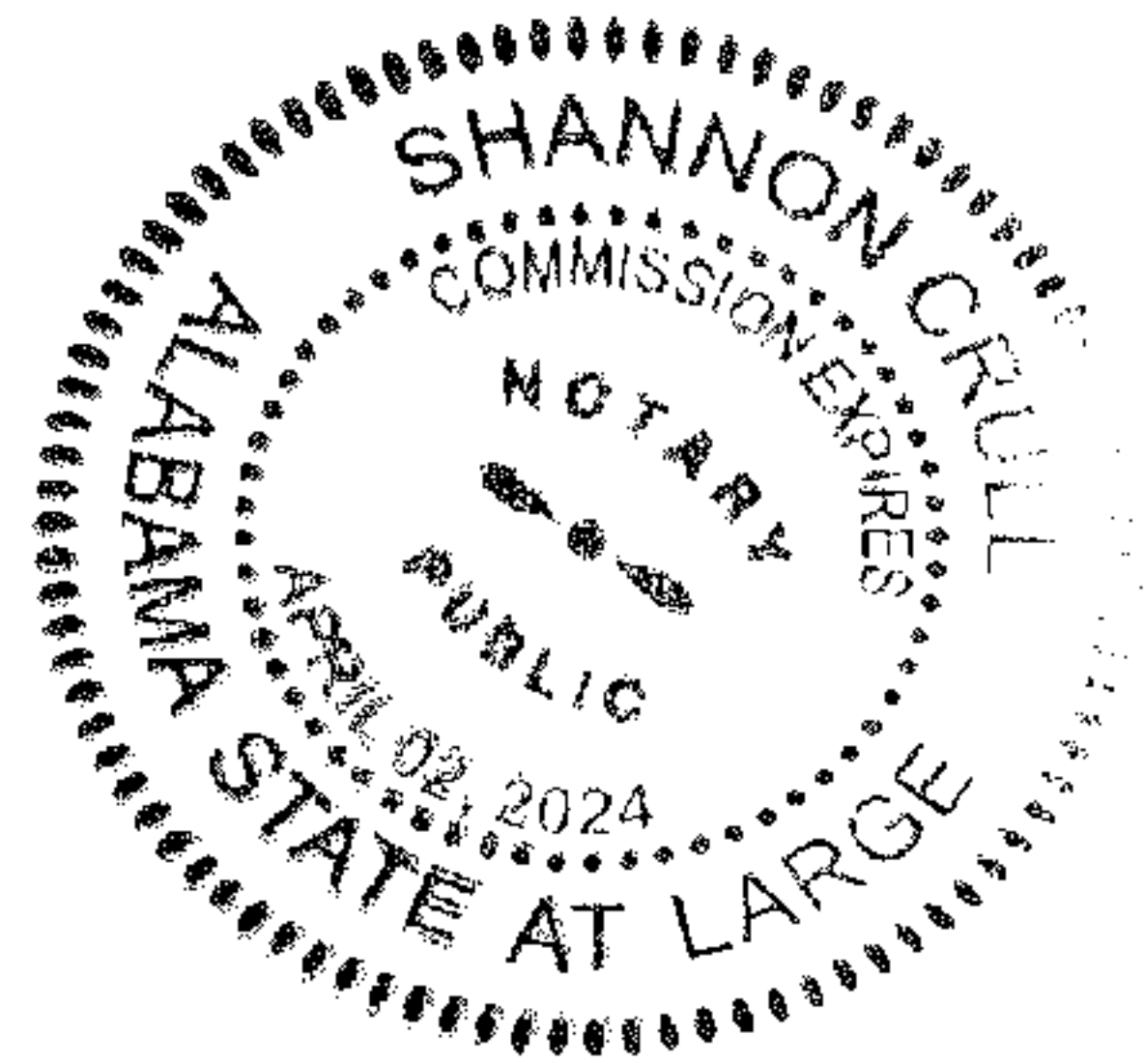
I, Shannon Crull, a Notary Public in and for said County, in said State, hereby certify that Jeremy Graham whose name as President/Sole Member of Graham Building Company LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she), as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of September, 2023.



NOTARY PUBLIC

My Commission Expires: 04/02/2024



Location Address:

245 Mountain Lake Trail, Alabaster, AL 35007

Grantor address:

241 Mountain Lake Trail, Alabaster, AL 35007

Grantee address:

241 Mountain Lake Trail, Alabaster, AL 35007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2023 10:26:33 AM
\$50.00 PAYGE
20230901000265220

Allie S. Bayl