

SEND TAX NOTICE TO:

Jason B. Mays and Sara M. Bollinger
660 Old Cahaba Drive
Helena, AL 35080

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

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED FOUR THOUSAND NINE HUNDRED AND 00/100 (\$304,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **1611 Ridge Rd LLC, an Alabama Limited Liability Company**, whose address is 3108 Blue Lake Drive, Birmingham, AL 35243 (hereinafter "Grantor", whether one or more), by **Jason B. Mays and Sara M. Bollinger**, whose address is 660 Old Cahaba Drive, Helena, AL 35080 (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 **Jason B. Mays and Sara M. Bollinger, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 660 Old Cahaba Drive, Helena, AL 35080 to-wit:**

Lot 215, according to the Survey of Amended Map of Old Cahaba, Willow Run Sector, as recorded in Map Book 25, Page 127, in the Probate Office of Shelby County, Alabama.

John Padgett is one and the same person as John B. Padgett.

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 \$243,920.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of August, 2023.

1611 Ridge Rd LLC, an Alabama Limited Liability Company

By: Flexmark Capital LLC, an Alabama Limited Liability Company, its Member

John B Padgett

By: John Padgett

Its: Member

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that John Padgett, whose name as Member of Flexmark Capital LLC, an Alabama Limited Liability Company, Member of 1611 Ridge Rd LLC, an Alabama 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 said instrument he, as such Member, and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

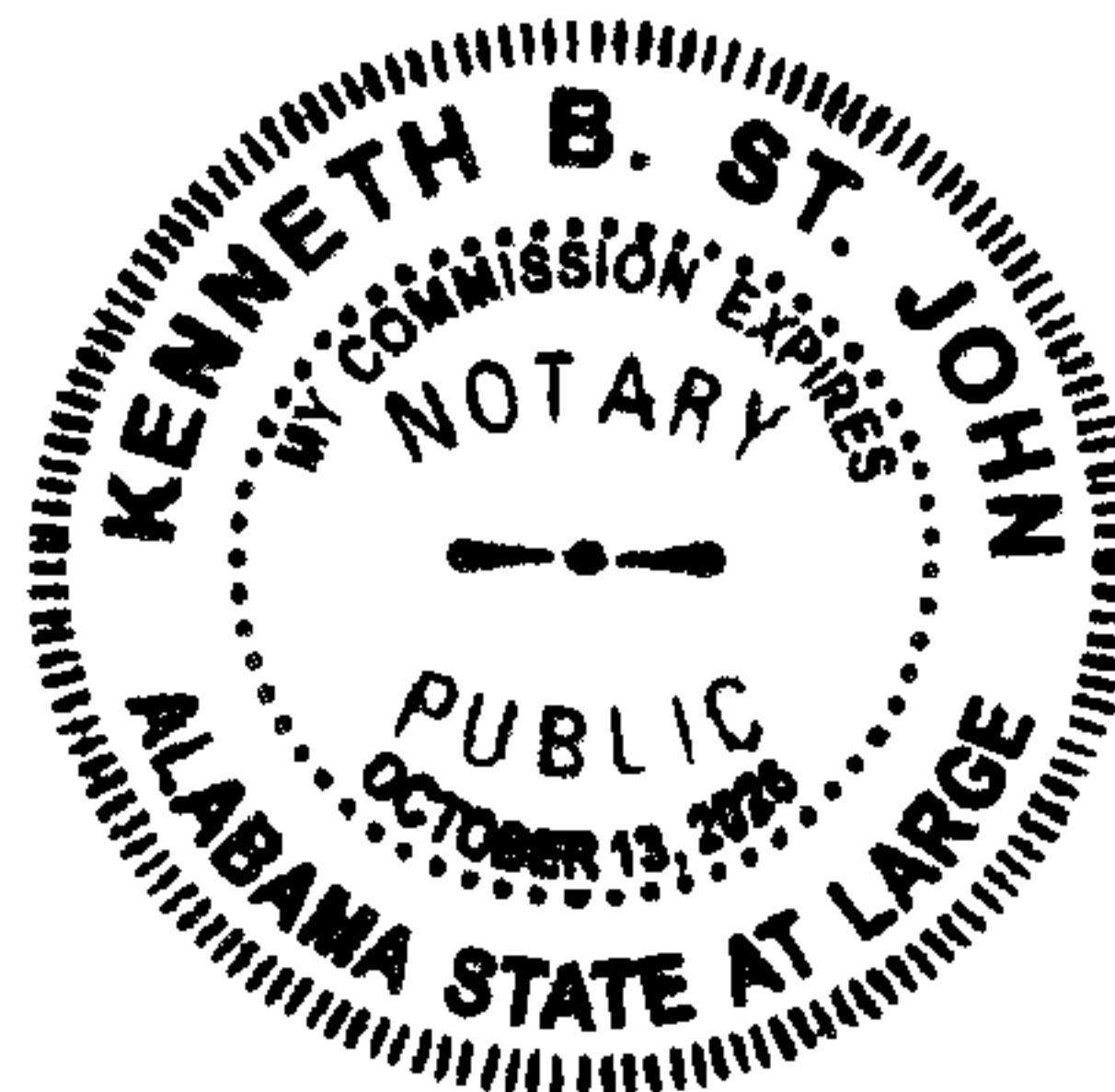
Given under my hand and seal this 31st day of August, 2023.

Kenneth B. St. John

Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/01/2023 11:47:00 AM
\$86.00 BRITTANI
20230901000265660