

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

SPECIAL WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Eighty-Four Thousand And No/100 DOLLARS (\$84,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Bama Capital LLC, a Texas limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Barber Real Estate, LLC dba Barber Design and Build LLC** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

COMMENCE AT THE INTERSECTION OF THE EAST LINE OF NORTH MAIN STREET WITH THE SOUTH LINE OF CARTER'S LANE (SOMETIMES DESIGNATED AS CROSS STREET), IN THE TOWN OF COLUMBIANA, ALABAMA, AND RUN THENCE IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID CARTER'S LANE A DISTANCE OF 236 FEET TO THE NORTHEAST CORNER OF OLEN JACKSON LOT FOR THE POINT OF BEGINNING OF THE LOT HEREIN CONVEYED; THENCE RUN A DISTANCE OF 120 FEET IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID OLEN JACKSON LOT; THENCE RUN EAST, PARALLEL WITH THE SOUTH LINE OF CARTER'S LANE A DISTANCE OF 15 FEET; THENCE RUN NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID OLEN JACKSON LOT, A DISTANCE OF 120 FEET TO A POINT ON THE SOUTH LINE OF CARTER'S LANE; THENCE RUN WEST ALONG THE SOUTH LINE OF CARTER'S LANE A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING.

ALSO THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SHELBY COUNTY, ALABAMA:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TOWN OF COLUMBIANA, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE EASTERN BOUNDARY LINE OF SECTION 26, TOWNSHIP 21, RANGE 1 WEST INTERSECTS WITH THE SOUTHERN BOUNDARY OF THAT CERTAIN STREET KNOWN AS "CARTER'S LANE", IN SAID TOWN AND RUN IN A WESTERLY DIRECTION ALONG SAID SOUTHERN BOUNDARY OF SAID "CARTER'S LANE", 175 FEET TO THE POINT OF BEGINNING; THENCE RUN IN A SOUTHERN DIRECTION ALONG WEST LINE OF FRANK LYON'S LOT 106 FEET; THENCE IN A WESTERLY DIRECTION, PARALLEL WITH SAID CARTER'S LANE", 60 FEET, THENCE RUN IN A NORTHERLY DIRECTION, PARALLEL TO SAID WESTERN BOUNDARY OF FRANK LYON'S LOT 106 FEET TO SAID SOUTHERN BOUNDARY OF SAID CARTER'S LANE; THENCE EASTERLY ALONG SAID SOUTHERN BOUNDARY OF CARTER'S LANE, 60 FEET TO POINT OF BEGINNING.

Also known by street and number as: 101 Carter Ln, Columbiana, AL 35051
APN/Parcel ID: 21 7 26 1 101 014.000

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.

Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 2nd day of July, 2024.

Bama Capital LLC, a Texas limited liability company

BY:

John Gabriel Long
General Manager

STATE OF Alabama

COUNTY OF Jefferson

I, JESSICA ZWEIFEL, a Notary Public, do hereby certify that John Gabriel Long, General Manager of Bama Capital LLC, a Texas 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 the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 3 day of July, 2024.

Notary Public

Witness my hand and official seal.

My Commission Expires: 2-15-2028

JESSICA ZWEIFEL

Notary Public, Alabama State at Large

My Commission Expires 2/15/2028

Grantor's Address: 5000 Riverside Drive, Building 5, Suite 100W, Irving, TX 75039

Grantee's Address: 12460 Crabapple Rd Suite 202-641, Alpharetta, GA 30004

Property Address: 101 Carter Ln, Columbiana, AL 35051

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

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

Grantee's Name: Barber Real Estate, LLC dba Barber Design and Build LLC

Mailing Address: 5000 Riverside Drive
Building 5, Suite 100W
Irving, TX 75039Mailing Address: 12460 Crabapple Rd Suite 202-641
Alpharetta, GA 30004Property Address: 101 Carter Ln
Columbiana, AL 35051

Date of Sale: July 5, 2024

Total Purchase Price: \$84,000.00

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☐ Appraisal☒ Sales Contract☐ Other: _____☐ Closing Statement

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

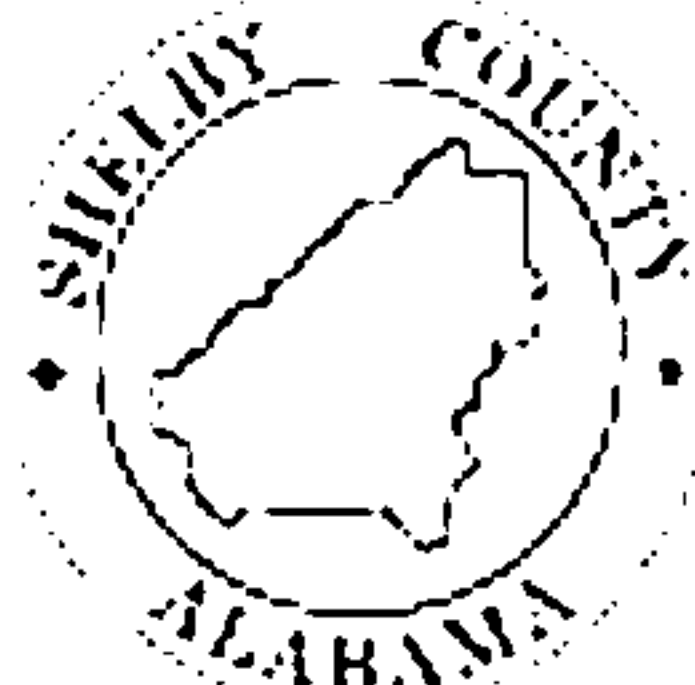
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).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: 7-3-2024Print: John Gabriel Long

Unattested

Sign: _____

(verified by)

(Grantor/Grantee/Owner/Agent, circle one)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2024 02:55:54 PM
\$112.00 JOANN
20240723000226450

Form RT-1*Allen S. Bayl*