

**This Instrument Was Prepared By:**  
Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
File No. 2024-07-6857  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**  
BAM Rentals LLC  
185 Battery Row  
Wilsonville, AL 35186  
  
(Grantees' Mailing Address)

**WARRANTY DEED**

STATE OF ALABAMA            )  
COUNTY OF SHELBY         )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Sixty Thousand and 00/100 Dollars (\$60,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Melissa McEwen**, a married individual, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **BAM Rentals LLC**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 20 South, Range 2 East; thence proceed East, along the South line of said 1/4-1/4 Section for a distance of 96.95 feet, to the East right of way line of Alabama State Hwy. No 25; thence turn a deflection angle of 63 deg. 06 min. 00 sec. to the left and proceed for a distance of 267.75 feet to a point on the East right of way of said Hwy; thence turn a deflection angle of 03 deg. 00 min. 00 sec. to the left and proceed for a distance of 160.0 feet to the point of beginning; thence turn a deflection angle of 01 deg. 16 min. 28 sec. to the left and proceed for a distance of 216.07 feet, to a point on the East right of way of said Hwy; thence turn a deflection angle of 81 deg. 23 min. 56 sec. to the right and proceed for a distance of 206.46 feet, to the West line of Central Hills Subdivision; thence turn a deflection angle of 97 deg. 13 min. 46 sec. to the right and proceed along said Subdivision line, for a distance of 243.80 feet; thence turn a deflection angle of 90 deg. 29 min. 46 sec. to the right and proceed for a distance of 210.00 feet to the point of beginning. Situated in the SE 1/4 of the SW 1/4 of Sec. 31, Township 20 South, Range 2 East, Shelby County, Alabama, and containing 1.094 acres, more or less, according to survey and plat of Frank W. Wheeler, RPLS No. 3385, dated December 1, 1997.

The above described property does not constitute the homestead of the grantor nor that of her spouse.

ADDRESS OF PROPERTY: 31232 Highway 25, Wilsonville, AL 35186

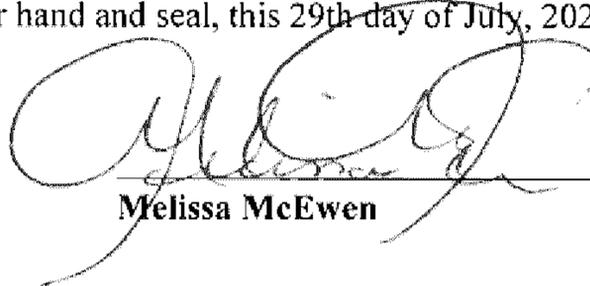
\$55,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, its successors and assigns, forever, against the lawful claims of all persons.

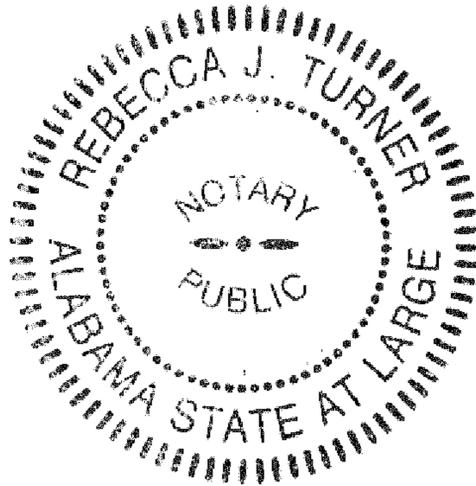
IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 29th day of July, 2024.

  
\_\_\_\_\_  
**Melissa McEwen** (Seal)

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Melissa McEwen**, whose name 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 said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 29th day of July, 2024.



  
\_\_\_\_\_  
Notary Public    Rebecca J. Turner  
My Commission Expires: 12/22/2026

**Grantors' Mailing Address:**

P.O. Box 380  
Wilsonville, AL 35186



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/29/2024 12:10:19 PM  
\$30.00 CHARITY  
20240729000232650**

*Allie S. Bayl*