

TAX ASSESSOR'S VALUE AND RECORDING TAX BASED ON 190,000.00

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3748

SEND TAX NOTICE TO:

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 00/100 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 of 715 Hickory Hollow, Chelsea, Al 35043 to wit:

Lot 46, 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 & 62B, in the Probate Office of Shelby County, Alabama.

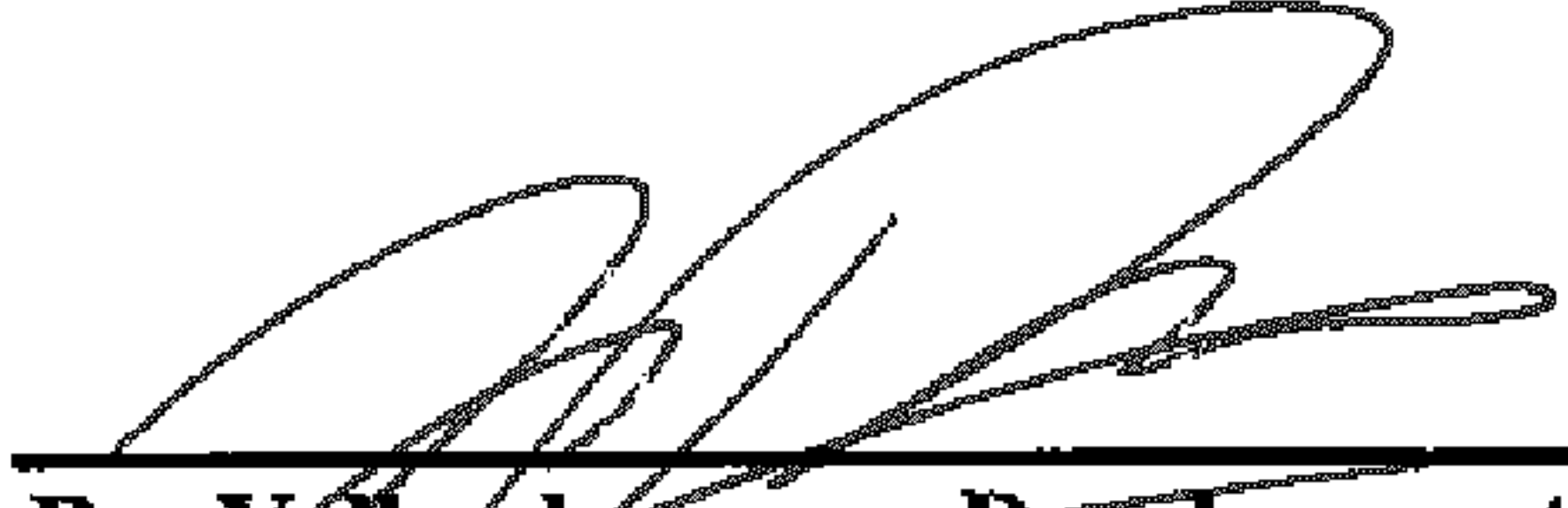
Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, 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, and Alabama Limited Liability Company, by Yellowhammer Developments, LLC, by its authorized member, Jason E. Rudakas, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 8 day of August 2024.

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

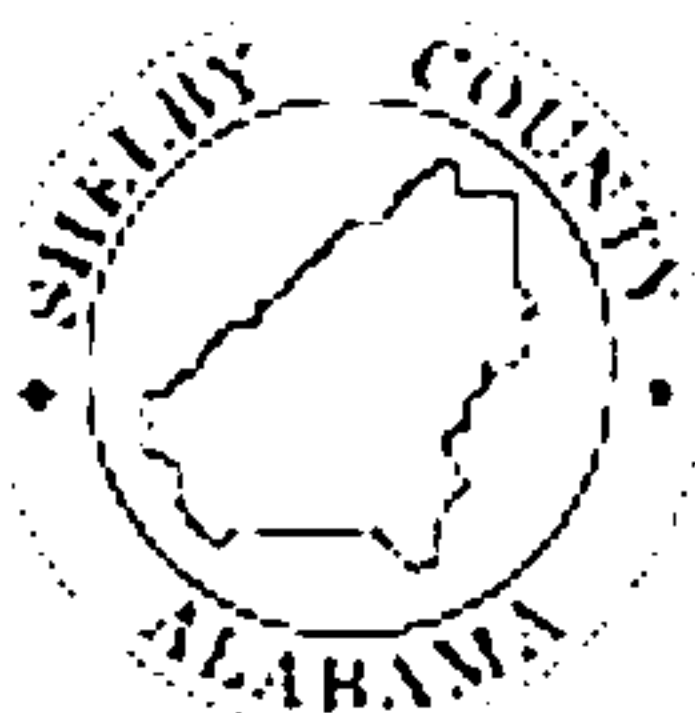
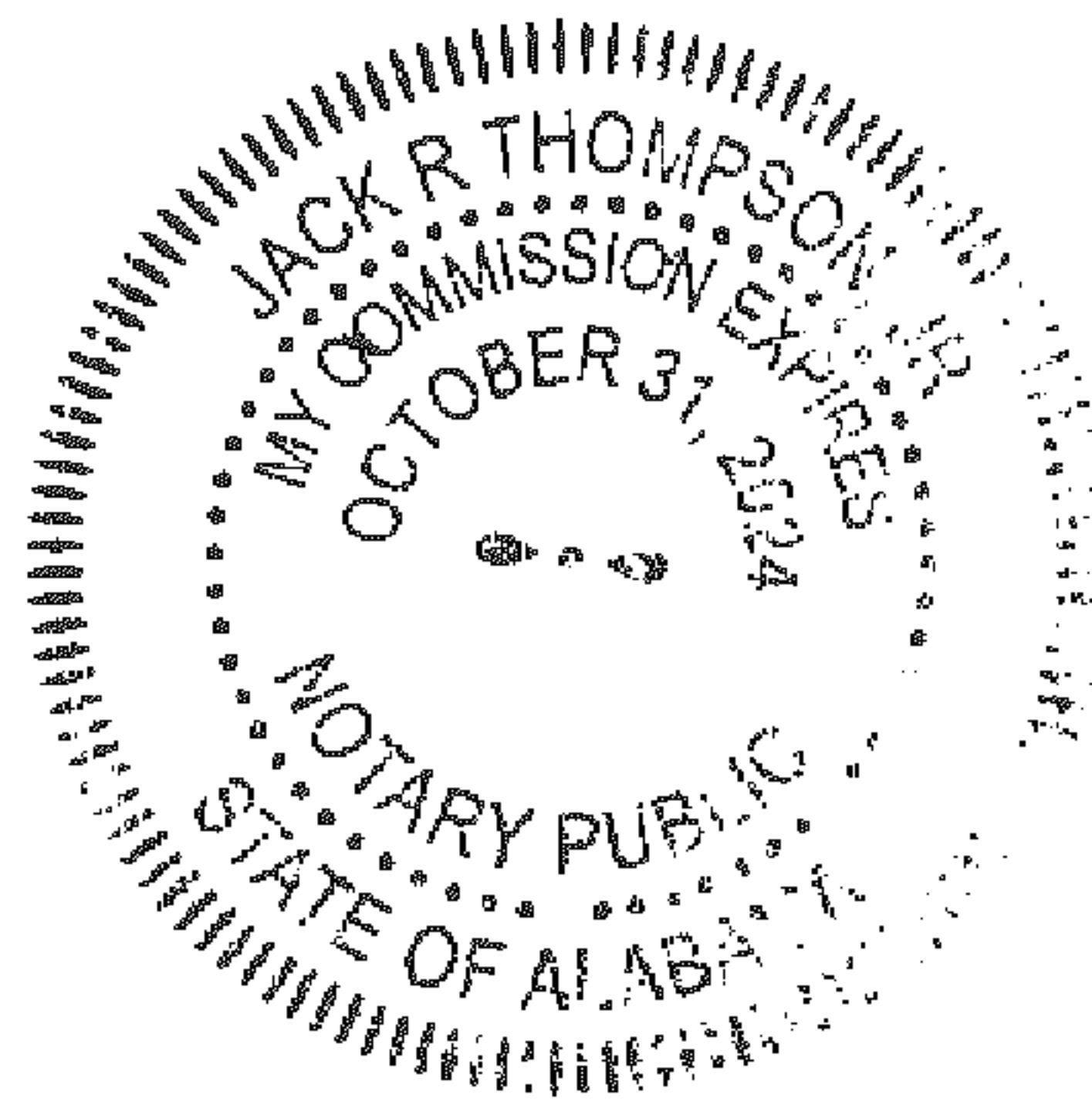
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Jason E. Rudakas, as Member of Yellowhammer Developments, LLC, as member of Red Mountain Resources, LLC, and Alabama Limited Liability Company** whose name is (are) signed to the foregoing conveyance 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 with full authority on the day the same bears date

WITNESS my hand and official seal in the county and state aforesaid this the 8th day of August, 2024.

My Commission Expires: 10/31/2024


Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/12/2024 02:20:03 PM
\$215.00 BRITTANI
20240812000251930

Allie S. Beyl