

**SEND TAX NOTICE TO:**

James Matthew Wilder  
185 Birmingham Street  
Montevallo, AL 35115

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 **TWO HUNDRED THIRTY THOUSAND AND 00/100 (\$230,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bellas Properties, LLC, an Alabama Limited Liability Company**, whose address is 7060 County Road 22, Montevallo, AL 35115, (hereinafter "Grantor", whether one or more), by **James Matthew Wilder**, whose address is 185 Birmingham Street, Montevallo, AL 35115, (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 **James Matthew Wilder**, the following described real estate situated in Shelby County, Alabama, the address of which is 185 Birmingham Street, Montevallo, AL 35115, to-wit:

**Part of Lots 14 and 15, Block 1 of Birmingham Junction as recorded in Deed Book 14, Page 239, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:**

**Commence at the NE corner of Lot 15, Block 1, of above said Birmingham Junction;  
Thence North 90 degrees 00 minutes 00 seconds West, a distance of 245.52 feet; Thence South 01 degree 26 minutes 00 seconds West, a distance of 163.21 feet to the Point of Beginning; Thence continue along the last described course, a distance of 248.46 feet;  
Thence South 89 degrees 09 minutes 22 seconds East, a distance of 91.84 feet; Thence North 01 degree 18 minutes 12 seconds East, a distance of 250.27 feet; Thence South 89 degrees 41 minutes 59 seconds West, a distance of 91.31 feet to the Point of Beginning.**

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 \$218,500.00 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 itself, its 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 executors, administrators, and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor, Bellas Properties, LLC, an Alabama Limited Liability Company, by Roberto Martinez, as its Vice President, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 22nd day of October, 2024.

Bellas Properties, LLC, an Alabama Limited Liability Company

By: [Signature]  
Roberto Martinez, Vice President

By: [Signature]  
Fabian Martinez Hernandez, President

STATE OF ALABAMA  
COUNTY OF ~~JEFFERSON~~ *Shelby*

Poor Quality

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Roberto Martinez, Vice President of Bellas Properties, LLC and Fabian Martinez Hernandez, President of Bellas Properties, LLC whose name as Vice President and President of Bellas Properties, LLC, a AL 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 instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 22nd day of October, 2024.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

**PATRICK SKYLER MURPHY**  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/23/2024 11:55:45 AM**  
**\$36.50 PAYGE**  
**20241023000332290**

*Alli S. Bayl*