

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy #A
Birmingham, AL 35244

Send Tax Notice To:
Red Sparrow Investments, LLC
370 Parkway Circle
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED FIFTY THOUSAND and 00/100 Dollars (\$150,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, I Ashley Burell as Executor of the Estate of Betty Louise Lumby, deceased, Case No. PR-2022-000816 in the Probate Court of Shelby County, Alabama (herein referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Red Sparrow Investments, LLC, an Alabama limited liability company (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1 and the east 25 feet of Lot 2 in Block J, in Lyman's addition to the town of Montevallo, Shelby County, Alabama, according to the map thereof recorded in the Probate Office of Shelby County, Alabama.

The Westerly 75 feet of Lot 2, Block J of Lyman's Addition to the Town of Montevallo, Alabama, according to the survey and map of said Lyman's Addition as recorded in the Probate Office of Shelby County, Alabama, said Westerly 75 feet being contiguous to that certain property conveyed by deed dated December 24, 1975 and recorded in Deed Book 299, Page 299, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2024 and all subsequent years thereafter; (2) All easements, restrictions, covenants, reservations, agreements, rights-of-way, building setback lines and any other matters of record; (3) Any Mineral or Mineral Rights leased, granted or retained by prior owners; (4) Current Zoning and Use Restrictions.

\$138,500.00 of the purchase price was paid from the proceeds of a Purchase Money Mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 15th day of October, 2024.

J. Ashley Burell
J. Ashley Burell As Executor of the Estate
of Betty Louise Lumby

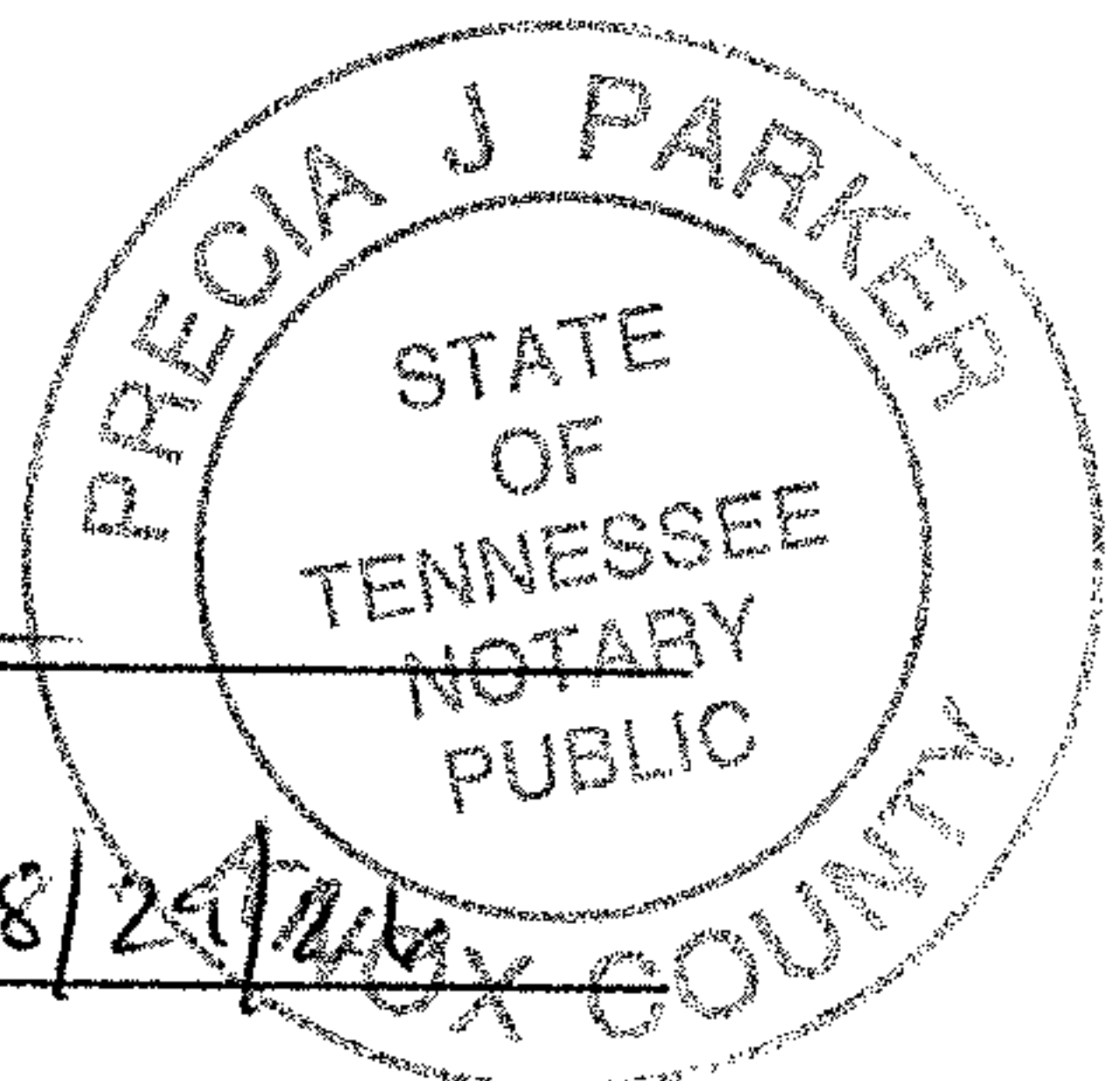
STATE OF Tennessee
COUNTY OF Knox

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. Ashley Burell whose name as Executor of the Estate of Betty Louise Lumby, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Executor, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15 day of October, 2024.

Precia J Parker
NOTARY PUBLIC

My Commission Expires: 8/25/2026



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Estate of Betty Louise Lumby
 Mailing Address 1150 Nabors St
Montevallo, AL 35115

Grantee's Name Red Sparrow Investments LLC
 Mailing Address 370 Parkway Circle
Montevallo, AL 35115

Property Address 1150 Nabors St
Montevallo, AL 35115

Date of Sale 10/15/2024Total Purchase Price \$ 150000

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2024 03:35:15 PM
 \$39.50 DANIEL
 20241101000341850

*Allen S. Byrd*

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 10/15/24Print Bryan D. Harrison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form**Form RT-1**