

This Instrument was Prepared by:
JBAW 9, LLC
2252 N Avoca
Mesa, AZ 85207

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in and for consideration of the sum of \$243,000.00, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, JBAW 9, LLC, an Arizona Limited Liability Company, whose mailing address is 2252 N. Avoca, Mesa, AZ 85207 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Trent Williams Ridlehoover and Amanda Ridlehoover, as husband and wife, whose mailing address is 4475 Tuckahoe Lane, Hoover, AL 35226 (herein referred to as Grantee, whether one or more, the following described real estate situated in Shelby, County, Alabama, the address of which is 604 Narrows Point Way, Birmingham, AL 35242; to wit;

Lot 2, according to the Survey of Final Plat of Narrows Point, as recorded in Map Book 26 Page 81 A & B. in the Probate Office of Shelby County, Alabama.

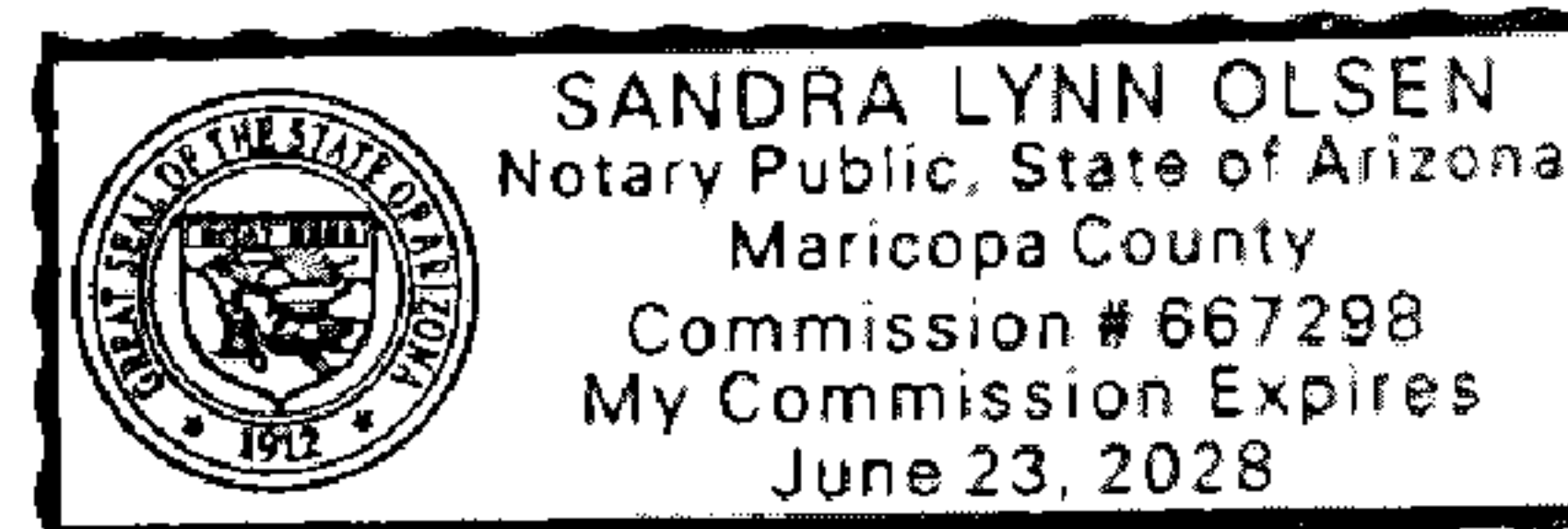
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators covenant with the said Grantees, *their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the grantor has signed and sealed these presents on the date first above written.

Signed, sealed, and delivered in the presence of:

Sign: [Signature]
Jon Burgher, as Member of JBAW 9, LLC



State of Arizona, County Maricopa, ss:

On November 8th, 2024, before me, Sandra Lynn Olsen, a notary public in and for said state personally appeared Jon Burgher, Member of AZNL, LLC, personally known to me (or proved to me based upon satisfactory evidence) to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged that (s)he/they executed the same in his/her/their signature on the instrument the person(s) or entity on behalf of which they acted, executed the instrument.

Witness my hand and official seal Sandra Lynn Olsen

NOTARY PUBLIC
My commission expires June 23, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2024 10:53:03 AM
\$265.00 JOANN
2024112000350540

Allen S. Boyd