

SEND TAX NOTICE TO:

Cassandra Marie Wilson and Lisa Harris Page
1313 Whirlaway Cir.
Helena, AL 35080-4108

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 EIGHTY FIVE THOUSAND AND 00/100 (\$285,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Red Sparrow Investments, LLC, an Alabama Limited Liability Company**, whose address is 370 Parkway Cir, Montevallo, AL 35115, (hereinafter "Grantor", whether one or more), by **Cassandra Marie Wilson and Lisa Harris Page**, whose address is 170 Grimes Road, Indian Springs Village, AL 35124, (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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 1313 Whirlaway Cir., Helena, AL 35080-4108**, to-wit:

Lot 61, according to the Survey of Dearing Downs First Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

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 \$279,837.00 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, Red Sparrow Investments, LLC, an Alabama Limited Liability Company, by Anita T. Frederick, as its Sole Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 14th day of January, 2025.

Red Sparrow Investments, LLC, an Alabama Limited Liability Company

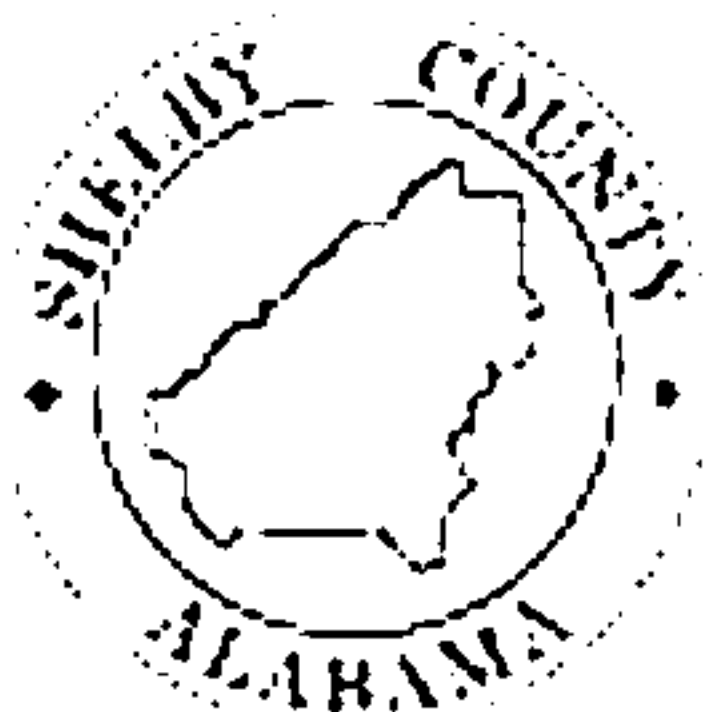
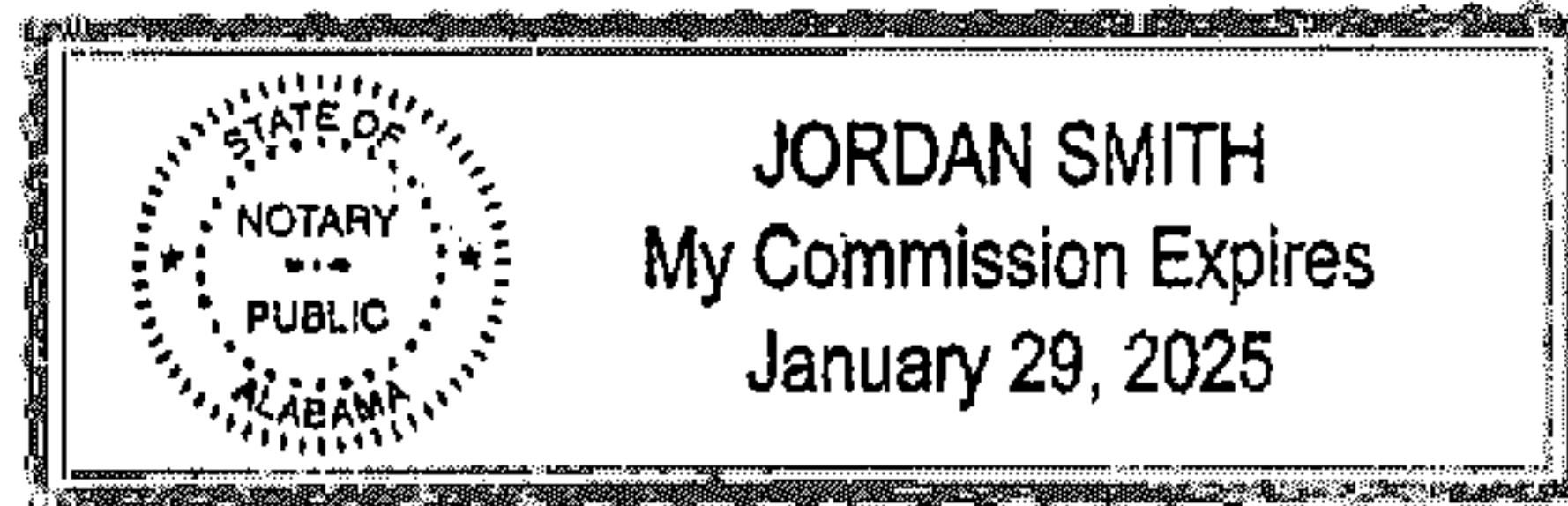
By: *Anita T. Frederick*
Anita T. Frederick, Sole Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Anita T. Frederick, whose name as Sole Member of Red Sparrow Investments, LLC, an Alabama 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, 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 14th day of January, 2025.

[Signature]
Notary Public
My Commission Expires: 1/29/25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2025 01:03:30 PM
\$30.50 JOANN
20250115000014940