

This Instrument Prepared By:
Jeff G. Underwood
Aldridge Pite LLP
One Chase Corporate Center
Suite 400
Hoover, AL 35244

Send Tax Notice To:
Bama Capital, LLC
5000 Riverside Drive
Building 5 Suite 100W
Irving TX 75039

File: **AL1-25-0391**

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ninety Five Thousand Dollars And No/100ths (\$95,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Skyline Castle Investments, LLC an Alabama Limited Liability Company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Bama Capital, LLC** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of **Shelby**, and State of Alabama, to wit:

The following described real estate situated in Shelby County, Alabama to wit:

Tract I: Beginning at a point on the Southwesterly side of central of Georgia Railway Tracks; said point being 60 feet Northeastwardly of the Central of Georgia Railway Track's Southwesterly right of way line and 1947 feet, more or less, Northwestwardly from the Central of Georgia Railways M.P. 5-408, Birmingham District; measured along the center line of the central of Georgia Railways main track and 60 feet, more or less, Southwestwardly of and at right angles from then central of Georgia Railways Industrial Track; extending thence in a Northwesterly direction along a line parallel to and 60 feet more or less, Southwestwardly of and measured at right angles from the center line of said industrial track a distance of 170 feet to a point; extending thence in a Southwesterly direction at right angles from the last described course, a distance of 60 feet, more or less to a point on the central of Georgia Railway Tracks Southwesterly right of way line; extending thence in a Southeasterly direction along said Southwesterly right of way line a distance of 200 feet, more or less to a point on the West line of a public road or street; extending thence in a Northerly direction along the West line of said public street a distance of 65 feet more or less to the point of beginning, lying and being in the NW ¼ of the NW ¼ of Section 14, Township 19 South,, Range 2 East.

Tract II: Commence at the Northwest corner of Section 14, Township 19, Range 2 East in the Town of Vincent; Alabama and run due South along said section line a distance of 474 feet to a point, thence run Northeasterly a distance of 240 feet more or less, to a point on the South Central of Georgia original right of way line to the point of beginning, and run thence along the said original South Central of Georgia right of way line to the West right of way line of U.S. Highway 231; run thence along said West right of way line of said highway a distance of 25 feet, more or less; thence run Westerly to the Southeast corner of the James H. Sharbutt lot as described in Deed Book 175, Page 436 in the Office of the Probate Judge of Shelby County, Alabama, thence run North along the East line of said James H. Sharbutt lot a distance of 120 feet to the point of

beginning. Tracts I and II are recorded in the Office of the Judge of Probate, Shelby County, Alabama in Deed record Book 324 at Pages 615-619, inclusive.

Tract III: That part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 19, Range 2 East, described as follows: Commencing at the Northwest corner of Section 14, Township 19, Range 2 East, and running due South along the section line a distance of 474 feet to a point of beginning; thence running Northeasterly a distance of 240 feet, more or less, to a point on the South Central right of way 408 feet from the point of bisection of said Central of Georgia right of way and the section line, 70 feet due South of the Northwest corner of Section 14, Township 19, Range 2 East, thence running due South 100 feet parallel to the West section line of Section 14, Township 19, Range 2 East to a point. Thence running Westerly a distance of 240 feet, more or less to a point of said West section line of Section 14, Township 19, Range 2 East. Thence running due North along West section line of Section 14, Township 19, Range 2 East a distance of 100 feet to the point of beginning. Tract III is recorded in the Office of the Judge of Probate, Shelby County, Alabama in Deed Record Book 175 at Pages 434 and 435 less road R/W heretofore deeded to the center of West Highland Street.

Tract IV: That part of Section 14, Township 19 Range, 2 East described as follows: Commencing at the Northwest corner of Section 14, Township 19, Range 2 East and running due South along the section line a distance of 474 feet more or less to a point of beginning. Thence running Northeasterly a distance of 240 feet more or less to a point on the South central of Georgia right of way, 408 feet, more or less, from the point of bisection of said central of Georgia right of way and said section line, 70 feet more or less due South of the Northwest corner of Section 14, Township 19, Range 2 East. Thence running in a Northwesterly manner along said central of Georgia right of way a distance of 55 feet more or less to a point, thence running Westerly a distance of 200 feet, more or less, to a point on said West section line of Section 14, Township 19, Range 2 East, thence running due South along West section line of Section 14, Township 19, Range 2 East a distance of 95 feet more or less to the point of beginning. Tract IV is recorded in the Office of the Judge of Probate, Shelby County, Alabama in Deed Record Book 175, at Pages 432 and 433. Less Road R/W heretofore Deed to the Center of West Highland Street.

Tract V: That part of the Northwest Quarter of the Northwest Quarter of Section 14, Township 19, Range 2 East, described as follows: Commencing at the Northwest corner of Section 14, township 19, Range 2 East and running due South along the section line a distance of 574 feet, more or less to a point of beginning; thence running Northeasterly a distance of 240 feet, more or less, along South side of James H. Sharbutt House Lot. Thence running due South 20 feet, more or less, parallel to the West section line of Section 14, Township 19, Range 2 East to a point. Thence running Westerly a distance of 240 feet, more or less to a point on said West section line of Section 14, Township 19, Range 2 East. Thence running due North along West section line of Section 14, Township 19, Range 2 East a distance of 20 feet, more or less to the point of beginning. Tract V is recorded in the Office of Probate Judge, Shelby County, Alabama in Deed Book 175 at pages 432 and 433. Being the same premises conveyed to James R. Roper and wife Patricia M. Roper, as joint tenants with right of survivorship from James H. Sharbutt and wife, Sara Nell Sharbutt by Warranty Deed dated 01/29/1988 and recorded on 02/29/1988 at Book 169, Page 335 in Shelby County, AL.

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, and its assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, and its assigns, that it is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that it has a good right to sell and convey the same to the said GRANTEE, and its assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, and its assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 20th day of January, 2025.

Skyline Castle Investments, LLC

BY: _____

Frankie Carra
Managing Member

STATE OF ALABAMA

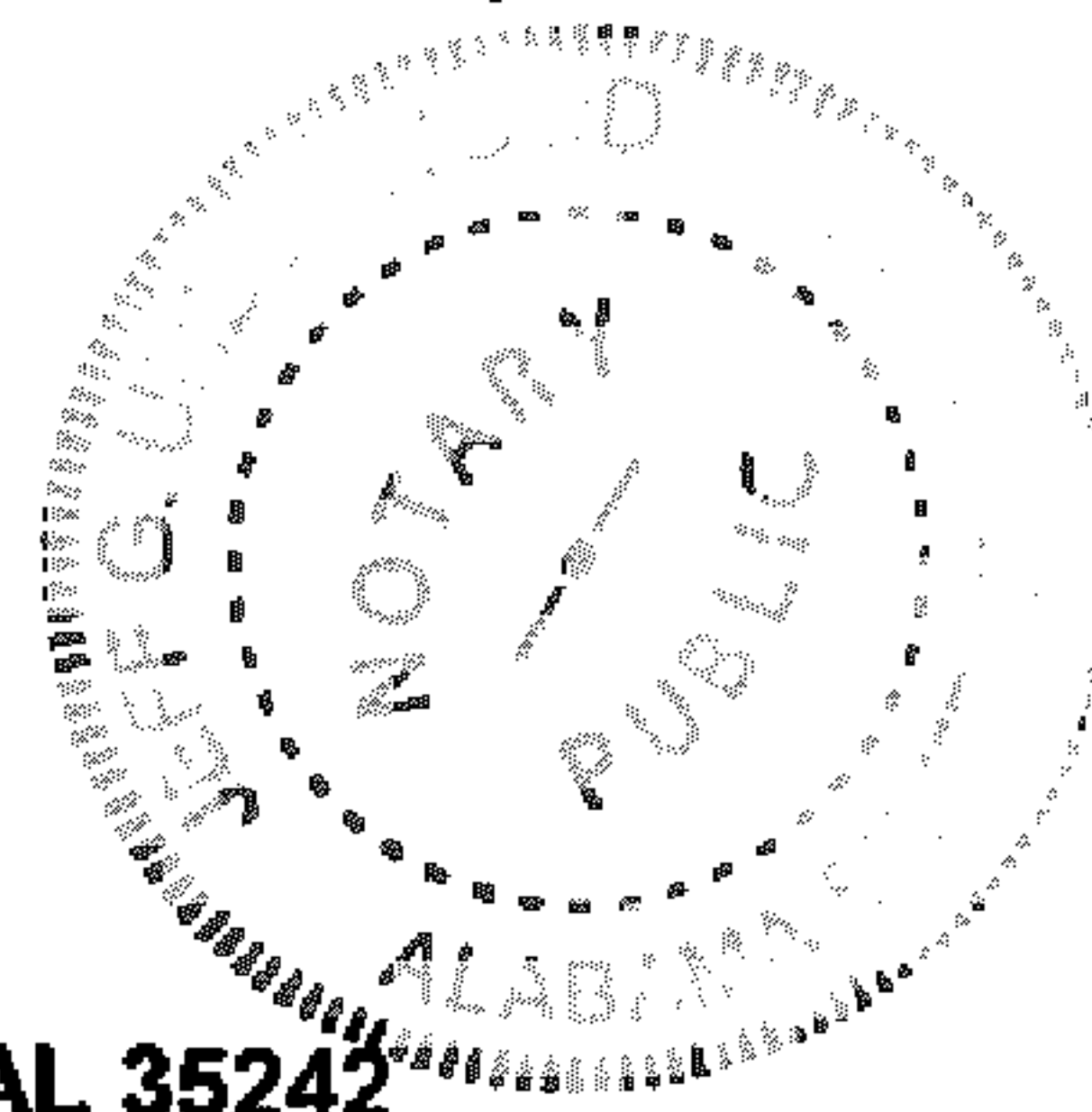
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frankie Carra, whose name as Managing Member of Skyline Castle Investments LLC, 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 officer and with full authority, executed the same voluntarily for and as the act of Skyline Castle Investments LLC, on the day the same bears date.

Given under my hand and official seal this 20th day of January, 2025.

Notary public, State of Alabama

My Commission expires 3-15-25



Grantor's Address: 786 Griffin Park Circle, Hoover AL 35242

Grantee's Address: 5000 Riverside Drive, Bldg 5 Ste 100W, Irving TX 75039

Property Address: 104 W Highland, Vincent, AL 35178



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2025 02:39:33 PM
\$123.00 PAYGE
20250121000020300

Allen S. Bayl