

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

Send Tax Notice To:
David Carmichael
1719 Linden Street
Leeds AL 35094

File: **AL1-25-0392**

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

Know All Men by These Presents,

That in consideration of the sum of **One Hundred Five Thousand Dollars and no/100ths (\$105,000.00)** the amount of which can be verified in the sales contract between the parties hereto, and other good and valuable consideration to the undersigned Grantor(s) **Bama Capital LLC, a Texas Limited Liability Company** (herein referred to as GRANTOR, whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, grant, bargain, sell and convey unto **David Carmichael**, (herein referred to as GRANTEE, whether one or more), in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in **Shelby County, 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.

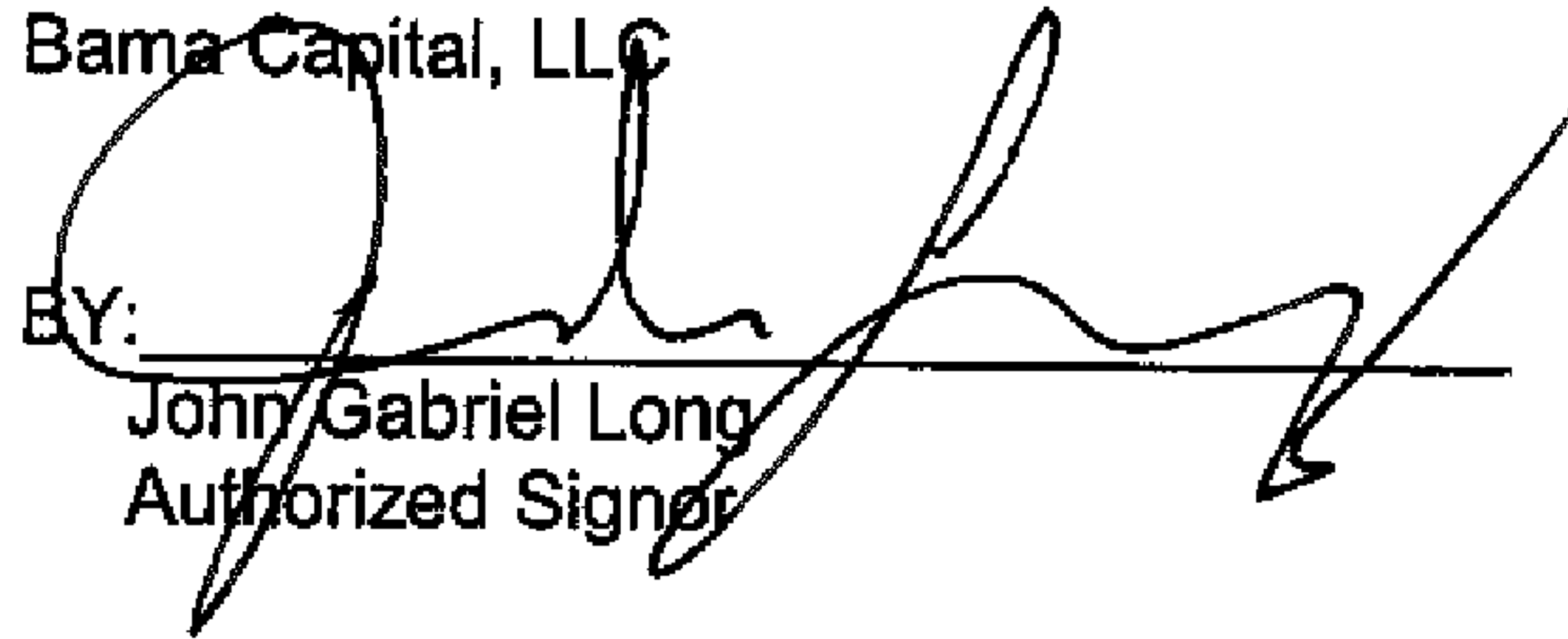
Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, to the said Grantees, in fee simple, and to his heirs and assigns together with every contingent remainder and right of reversion.

To Have and to Hold unto Grantee and his heirs and assigns.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this January 20th, 2025.

Bama Capital, LLC

BY: 
John Gabriel Long
Authorized Signor

STATE OF ALABAMA

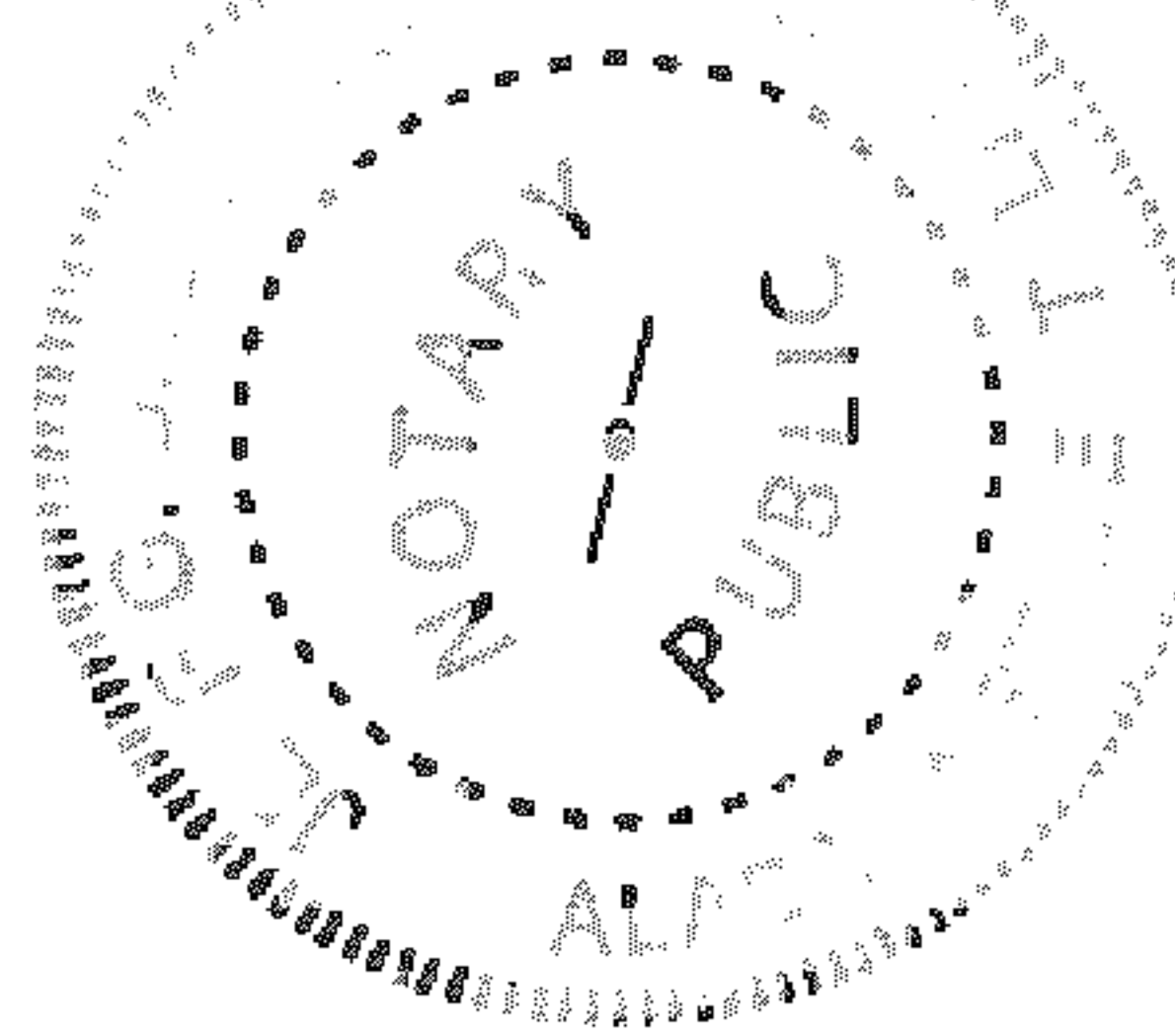
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Gabriel Long, whose name as Authorized Signatory of Bama Capital 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 Bama Capital 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: 5000 Riverside Drive, Bldg 5, Suite 100W, Irving, TX 75039

Grantee's Address: 1719 Linden Street, Leeds AL 35094

Property Address: 104 W Highland Avenue, Vincent, AL 35178



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2025 02:51:35 PM
\$29.00 BRITTANI
20250121000020350

Alvin S. Bayl