

20250131000031450
01/31/2025 02:21:19 PM
DEEDS 1/4

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: **AL1-25-0395**

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Forty Five Thousand Dollars And No/100ths (\$145,000.00)** 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, **Deep South Partners, LLC** (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:

Lot 12, in Block 8, according to the survey of Southwind Third Sector as recorded in Map Book 7, Page 25 in the Probate Office of Shelby County, Alabama.

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, its heirs and 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 the 31st day of January, 2025.

Deep South Partners LLC

BY: 

Derek C. Lemke
Member and Authorized Signatory

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Derek C. Lemke, whose name as Member and Authorized Signatory of Deep South Partners 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 Deep South Partners LLC, on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025.


Notary public, State of Alabama

My Commission expires 3-15-25



Grantor's Address: 270 Doug Baker Blvd, Ste 253, Birmingham AL 35242

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

Property Address: 1632 Caribbean Circle, Alabaster, AL 35007

Deep South Partners, LLC

270 Doug Baker Blvd. Ste. 253

Birmingham, AL 35242

Resolution to Articles of Incorporation for Deep South Partners, LLC

Name: Deep South Partners, LLC

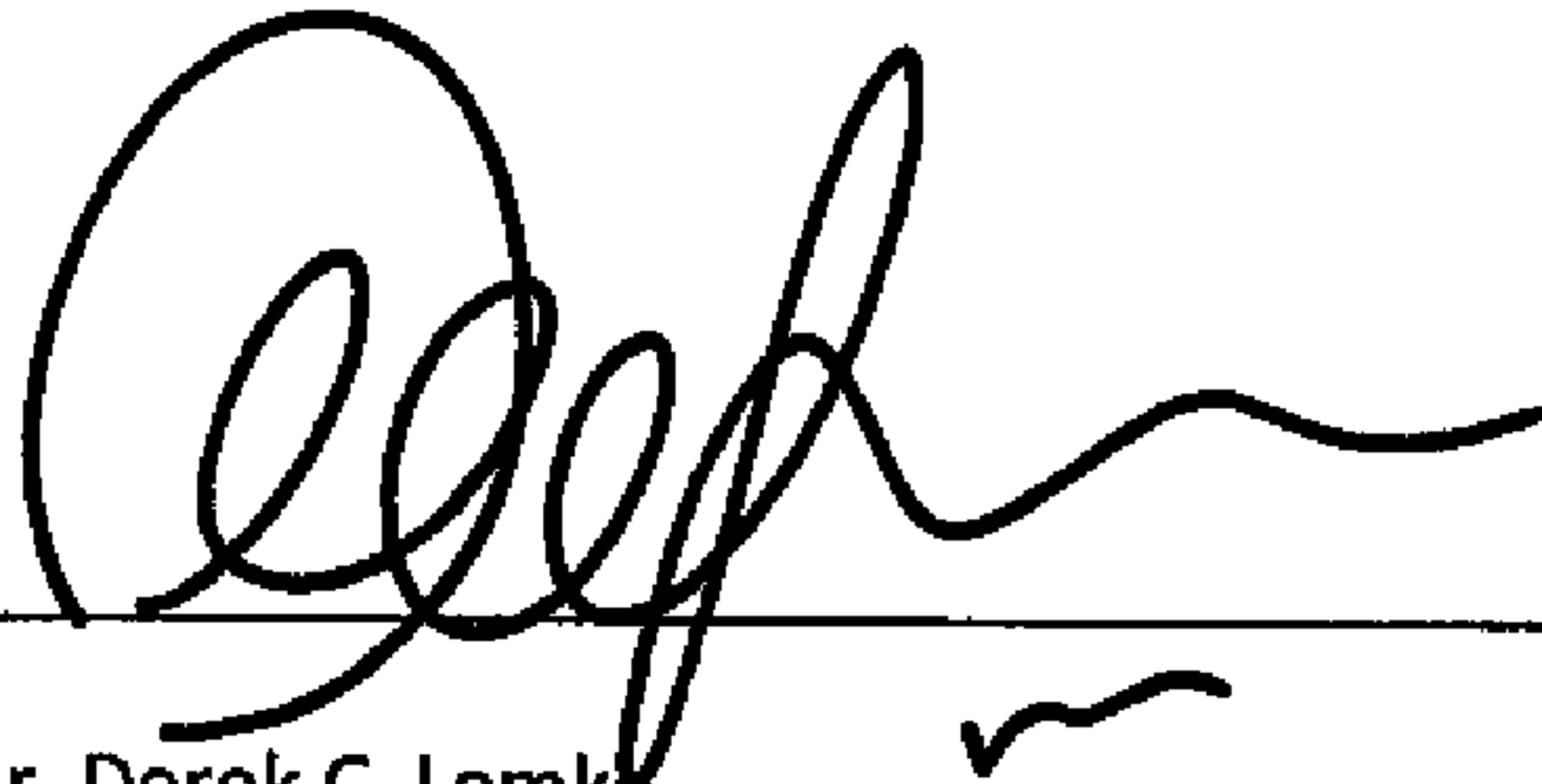
Officers: Mr. Derek C. Lemke, Managing and Sole Member

Authorized Signor: Mr. Derek C. Lemke

As stated on page 2 of the Articles of Incorporation, Section V. Nature of Business also referred to as Operating Agreement: To engage in the sale and management of Real Property and to carry on services incident thereto.

Signed: _____

Mr. Derek C. Lemke

A handwritten signature in black ink, appearing to read 'Derek C. Lemke', is written over a horizontal line. The signature is stylized with large loops and a wavy tail.

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Deep South Partners, LLC
 Mailing Address: 270 Doug Baker Blvd
Suite 253
Birmingham AL 35242

Property Address: 1632 Caribbean Circle
 Alabaster, AL 35007

Grantee's Name: Bama Capital, LLC
 Mailing Address: 5000 Riverside Dr
Bldg 5 Ste 100W
Irving TX 75039

Date of Sale: January 31, 2025

Total Purchase Price: \$145,000.00

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: 1/31/2025

Print: Jeff Underwood

Unattested

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/31/2025 02:21:19 PM
 \$176.00 PAYGE
 20250131000031450

(verified by)

Allen S. Bayl

Form RT-1