

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

Send Tax Notice To:  
A & LR Properties, LLC  
2004 Butler Road  
Alabaster AL 35007

File: **AL1-25-0396**

STATE OF ALABAMA  
COUNTY OF SHELBY

## **SPECIAL WARRANTY DEED**

### **Know All Men by These Presents,**

That in consideration of the sum of **One Hundred Fifty Nine Thousand Nine Hundred Ninety Nine Dollars and no/100ths (\$159,999.00)** 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, **A & LR Properties, LLC**, (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:

**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.**

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 Grantee, in fee simple, and to it's assigns together with every contingent remainder and right of reversion.

To Have and to Hold unto Grantee and it's assigns.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this the 31<sup>st</sup> day of January, 2025 .

Bama Capital, LLC

BY: \_\_\_\_\_

John Gabriel Long  
Authorized Signor

STATE OF ALABAMA

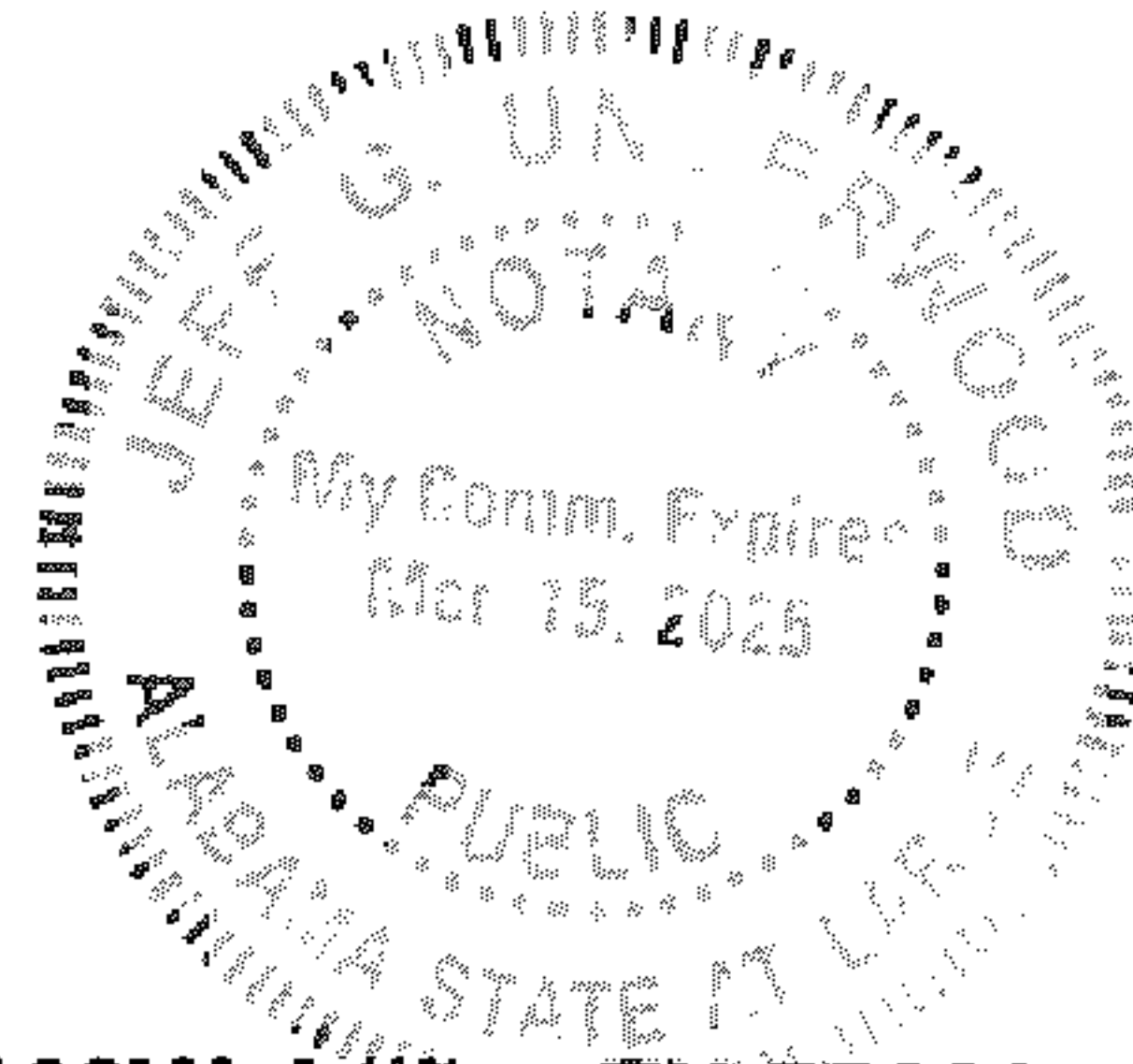
COUNTY OF JEFFERSON

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 31<sup>st</sup> day of January, 2025.

\_\_\_\_\_  
Notary Public, State of Alabama

My Commission expires 3-15-25



**Grantor's Address: 5000 Riverside Drive, Building 5 Ste 100W, Irving TX 75039**

**Grantee's Address: 2004 Butler Road, Alabaster, AL 35007**

**Property Address: 1632 Caribbean Circle, Alabaster, AL 35007**

## Written Consent of Sole Member in Lieu of Annual Meeting of Member of Bama Capital LLC

The undersigned, being the Sole Member of Bama Capital LLC, a Texas limited liability company (the "Company"), hereby consents pursuant to section 6.202 of the Texas Business Organizations Code to take the following actions and adopt the following resolutions, to have the same effect as if taken and adopted at the annual meeting of Member:

### Election of Officers

RESOLVED, that the following persons hereby are appointed or re-appointed as officers of the Company to serve until the next annual meeting of Members of the Company, until written consent in lieu of the annual meeting, or until their successors have been duly appointed:

<u>Name</u>	<u>Title</u>
<b>Stuart Denyer</b>	Chief Executive Officer
<b>Kurt Carlton</b>	President
<b>Robert Nicks</b>	General Counsel
<b>Jeffrey Tusa</b>	Chief Financial Officer
<b>John Gabriel Long</b>	Authorized Signatory
<b>Michael Lam</b>	Authorized Signatory

### Ratification of Past Actions

RESOLVED, that the actions taken or caused to be taken by or on behalf of the Company by any officer of the Company (other than any actions that may have been illegal, tortious, or *ultra vires*) since the date of the last meeting of the Members or by written consent in lieu of a meeting hereby are ratified in all respects as the actions of the Company.

### Further Instructions to Officers/Authorized Signatories

RESOLVED, that the officers and/or authorized signatories of the Company hereby are authorized and directed on behalf of the Company to execute and deliver all documents, to waive all conditions, and to do all things necessary or helpful to carry out the purposes of the foregoing resolutions. Further, the officers and/or authorized signatories of the Company are appointed and authorized to sign, execute, and deliver any and all documents and instruments related or incident to the sale, purchase, and/or financing of real property on

behalf of the Company. Only one officer's or authorized signatory's signature is required to bind the Company. All actions of any officer of the Company that are consistent with the purposes and intent of the foregoing resolutions hereby are in all respects ratified and adopted as the actions of the Company.

**Example Signature Block**

RESOLVED, that the appropriate signature block for the Company is below.

**Bama Capital LLC**

**By:** \_\_\_\_\_  
**Name:**  
**Title:**

IN WITNESS WHEREOF, this consent has been signed to be effective as of July 1, 2024.

**SOLE MEMBER:**

Acquisition Holdings, LLC



Robert Nicks, General Counsel

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

Grantor's Name: Bama Capital, LLC

Grantee's Name: A &amp; LR Properties, LLC

Mailing Address: 5000 Riverside Drive  
Bldg 5; Suite 100W  
Irving, TX 75039Mailing Address: 2004 Butler Road  
Alabaster, AL 35007Property Address: 1632 Caribbean Circle  
Alabaster, AL 35007

Date of Sale: January 31, 2025

Total Purchase Price: \$159,999.00

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).

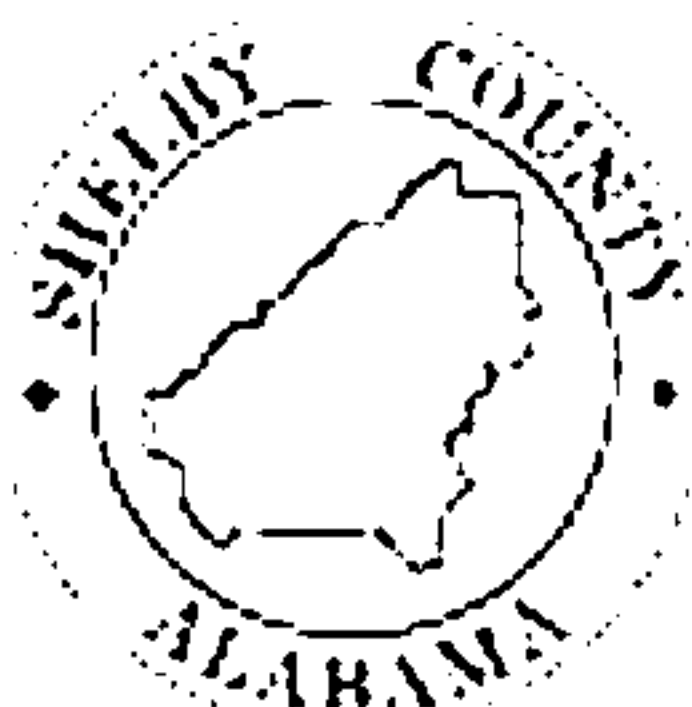
Date: 1/31/2025Print: Jeff Underwood

Unattested

Sign: \_\_\_\_\_

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2025 10:36:56 AM  
\$194.00 BRITTANI  
20250203000032260

**Form RT-1***Allen S. Byrd*