

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Bruno Arana
190 3rd Street
Helena, AL 35080

STATE OF ALABAMA
SHELBY COUNTY



WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Cahaba Building Group, LLC**, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Bruno Arana** (hereinafter 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, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of Lots A and B in Block 16, according to Joseph Squire's Map of the Town of Helena, as shown by Plat recorded in the Probate Office of Shelby County, Alabama in Map Book 3, Page 121, more particularly described as follows: Commence at the Northwest corner of said Lot A and run thence Southerly along the East margin of Third Street, to the Southwest corner of Lot B; thence Easterly along the South boundary of said Lot B, 100 feet; thence Northerly and perpendicular to the South boundary of said Lot B, 100 feet to the North boundary of Lot A; thence Westerly along the North boundary of Lot A, 106 feet, more or less, to the point of beginning; being situated in the Southwest quarter of Southwest quarter, Section 15, Township 20, Range 3 West.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

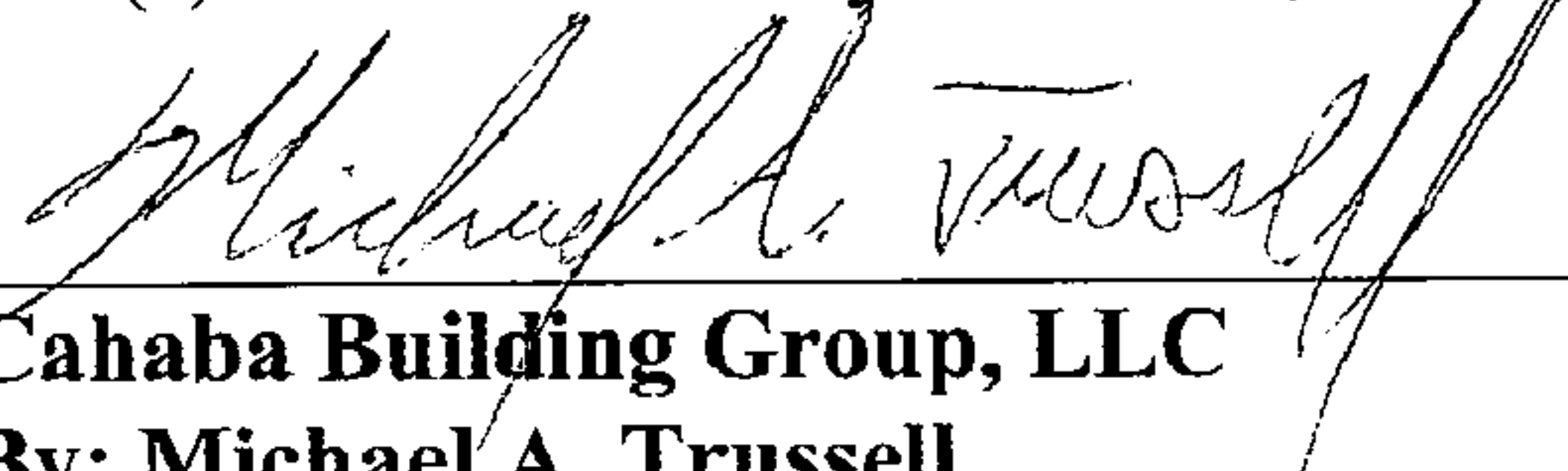
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens

and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 28th day of March, 2025.


Cahaba Building Group, LLC
 By: Michael A. Trussell
 Its: Managing Member

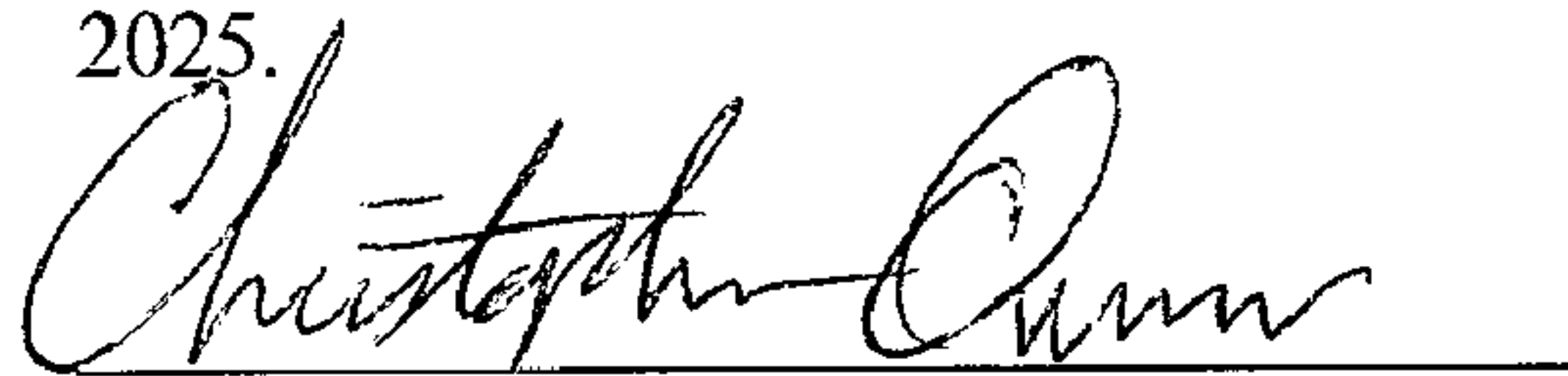
STATE OF ALABAMA
 Shelby COUNTY

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SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Michael A. Trussell whose name as Managing Member of **Cahaba Building Group, LLC**, a(n) 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, he/she, as such Managing Member and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of March, 2025.


 Notary Public
 My Commission Expires: 7/13/25

CHRISTOPHER OWENS
 Notary Public, Alabama State at Large
 My Commission Expires July 13, 2025

Allin S. Beryl