

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
111 Owens Pkwy #A  
Birmingham, AL 35244

Send Tax Notice To:  
Jefferson Walker  
1150 Nabors St  
Montevallo, AL 35115

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY        )

That in consideration of TWO HUNDRED SIXTY FIVE THOUSAND and 00/100 DOLLARS (\$265,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, RED SPARROW INVESTMENTS, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto JEFFERSON WALKER (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 1 and the east 25 feet of Lot 2 in Block J, in Lyman's addition to the town of Montevallo, Shelby County, Alabama, according to the map thereof recorded in the Probate Office of Shelby County, Alabama.

The Westerly 75 feet of Lot 2, Block J of Lyman's Addition to the Town of Montevallo, Alabama, according to the survey and map of said Lyman's Addition as recorded in the Probate Office of Shelby County, Alabama, said Westerly 75 feet being contiguous to that certain property conveyed by deed dated December 24, 1975 and recorded in Deed Book 299, Page 299, in the Probate Office of Shelby County, Alabama.

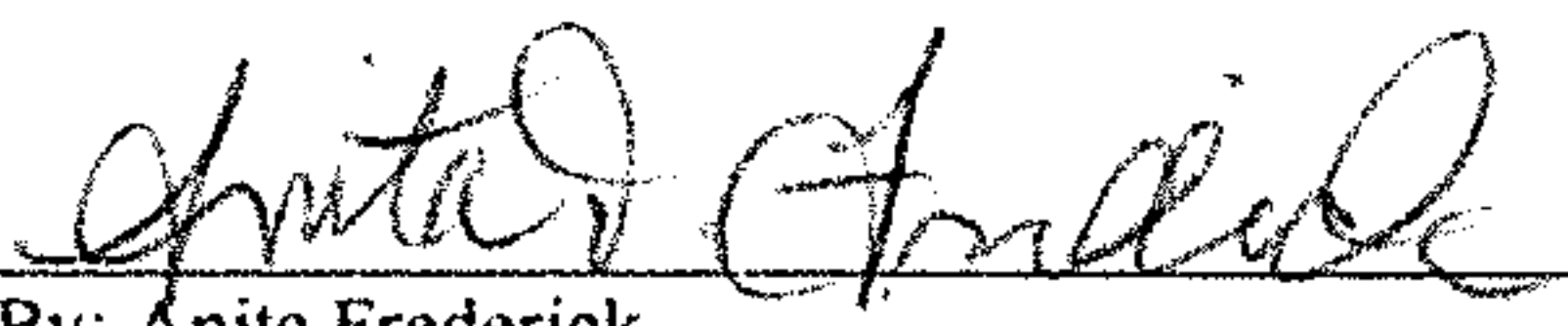
Subject to: (1) Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Any item disclosed on that certain policy of title insurance obtained in connection with this transaction; (5) Current zoning and use restrictions.

\$251,750.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.  
And the Grantor does for itself and for its successors and assigns covenant with the said Grantees, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 28th day of March, 2025.


Red Sparrow Investments, LLC

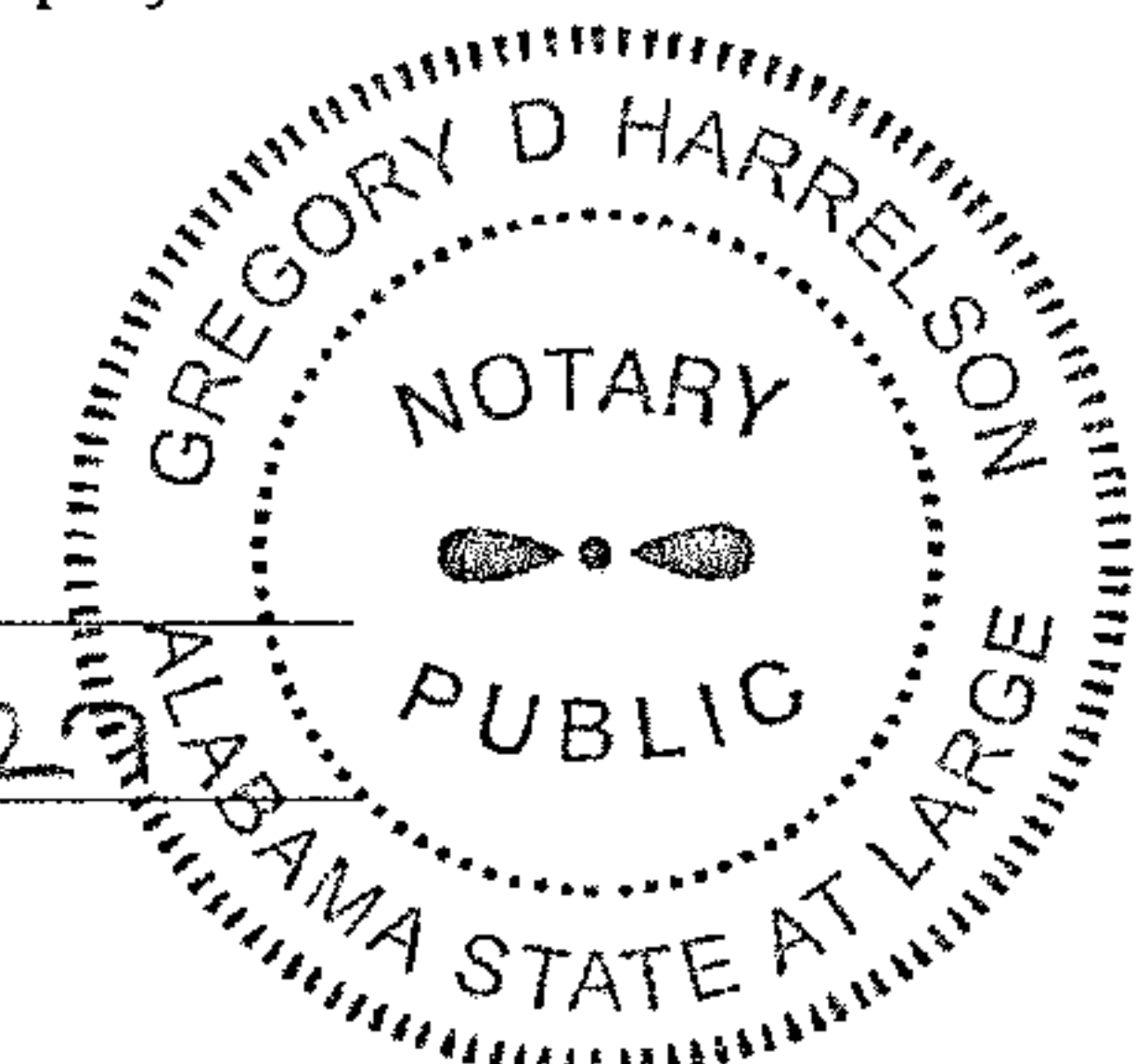
  
By: Anita Frederick  
Its: Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anita Frederick, whose name as Member of Red Sparrow 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, she, as such Member and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 28<sup>th</sup> day of March, 2025.

  
NOTARY PUBLIC  
My Commission Expires 8/21/23



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Red Sparrow Investments LLC  
 Mailing Address 370 Parkway Circle  
Montevallo, AL 35115

Grantee's Name Jefferson Walker  
 Mailing Address 1029 Parkers Cove  
Montevallo, AL 35115

Property Address 1150 Nabors St  
Montevallo, AL 35115

Date of Sale 03/28/2025  
 Total Purchase Price \$ 265,000  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_

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  
☒ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other \_\_\_\_\_

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 3/28/25

Print Anita Frederick

Sign Anita Frederick

Unattested

(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  
 04/04/2025 10:03:35 AM  
 \$38.50 PAYGE  
 20250404000101260

**Print Form**

**Form RT-1**

*Anita S. Bayl*