

SEND TAX NOTICE TO:

Jose C. Pezini and Rosimeri Pezini
123 Frances Lane
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED TWENTY SIX THOUSAND AND 00/100 (\$226,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bearden Developments, L.L.C. fka Bearden Development & Holdings LLC, an Alabama Limited Liability Company**, whose address is 3490 Bearden Lane, Helena, AL 35080 (hereinafter "Grantor", whether one or more), by **Jose C. Pezini and Rosimeri Pezini**, whose address is 123 Frances Lane, Helena, AL 35080 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Jose C. Pezini and Rosimeri Pezini, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 123 Frances Lane, Helena, AL 35080 to-wit:**

Lot 24, according to the Resurvey of Village Parrish, a Townhome Community, as recorded in Map Book 24, Page 75 in the Probate Office of Shelby County, Alabama.

Bearden Developments, L.L.C. is formerly known as Bearden Development & Holdings LLC, and it is one and the same entity as BEARDEN DEVELOPMENT AND HOLDINGS, LLC, grantee in that certain deed recorded in Instrument No. 20131022000418720, in the Probate Office of Shelby County, Alabama. Member and Manager, D. ELWYN BEARDEN, is one and the same person as DAVID ELWYN BEARDEN and ELWYN BEARDEN.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$180,800.00 executed and recorded simultaneously herewith.

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

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of May, 2025.

Bearden Developments, L.L.C. fka Bearden Development & Holdings LLC,
an Alabama Limited Liability Company

By: [Signature]
D. Elwyn Bearden, Member and Manager

By: [Signature]
Deborah S. Bearden, Member

STATE OF ALABAMA
COUNTY OF SHELBY

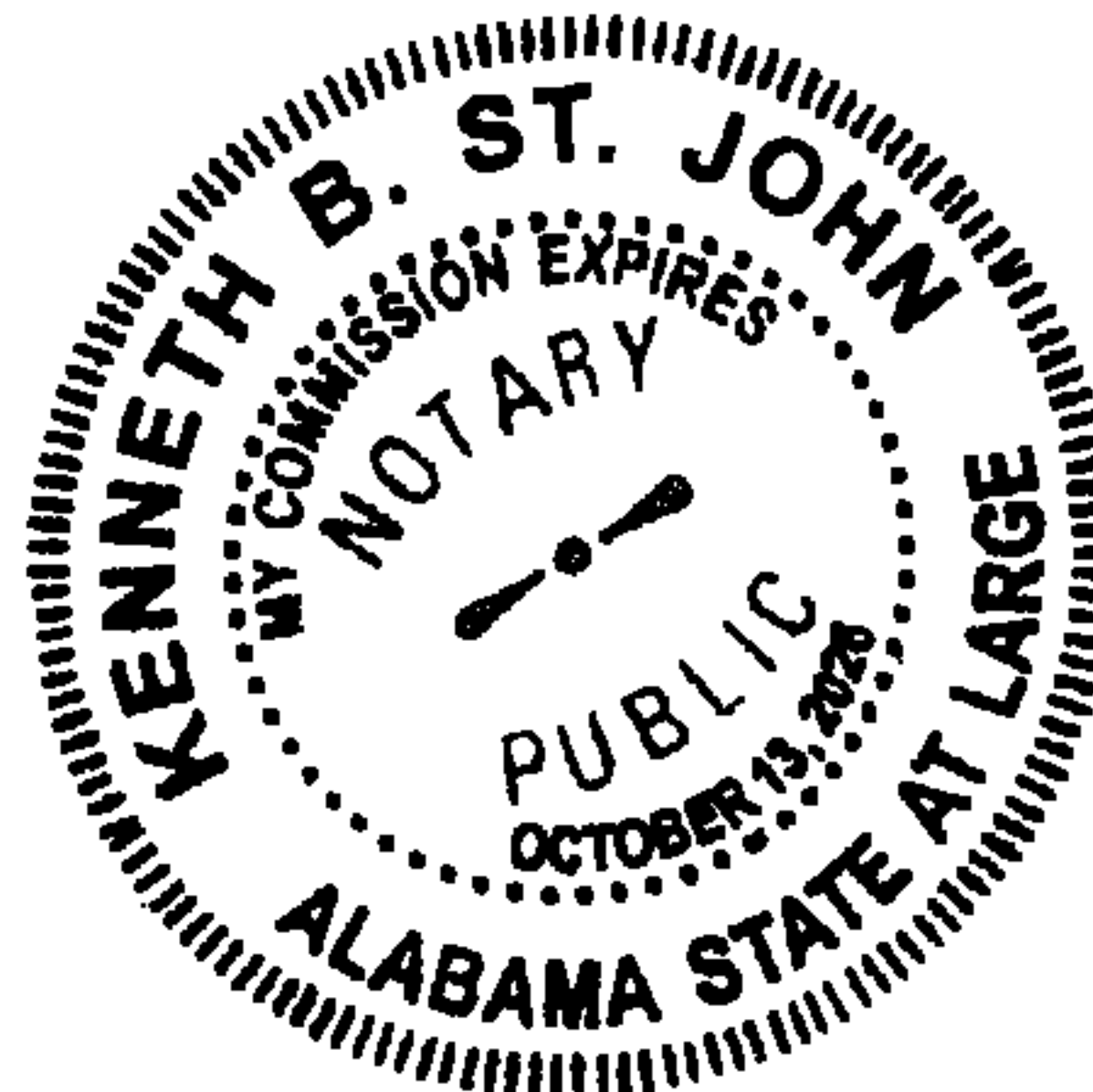
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **D. Elwyn Bearden**, whose name as **Member and Manager** of **Bearden Developments, L.L.C. fka Bearden Development & Holdings LLC, an Alabama Limited Liability Company**, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such **Member and Manager** and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and official seal this 5th day of May, 2025.

[Signature]
Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Deborah S. Bearden**, whose name as **Member of Bearden Developments, L.L.C. fka Bearden Development & Holdings LLC, an Alabama Limited Liability Company**, 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 Limited Liability Company on the day the same bears date.

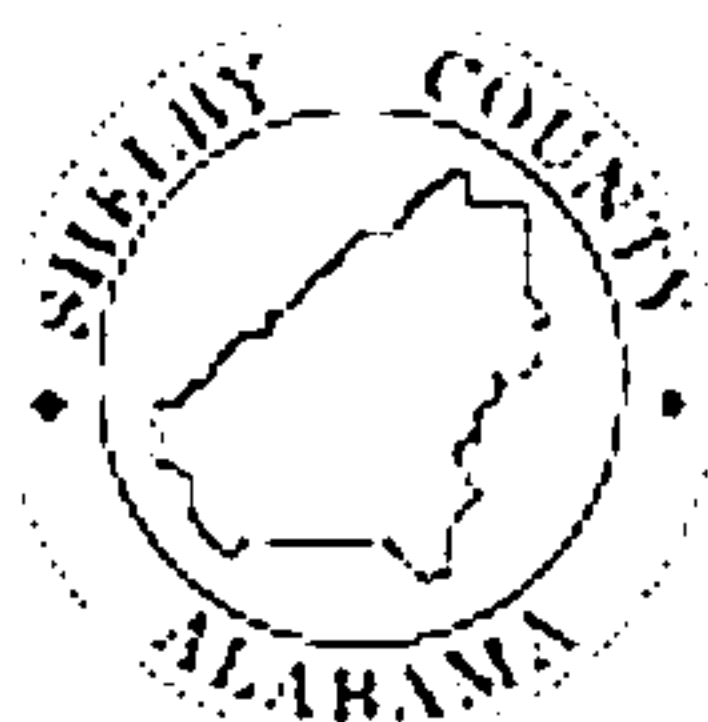
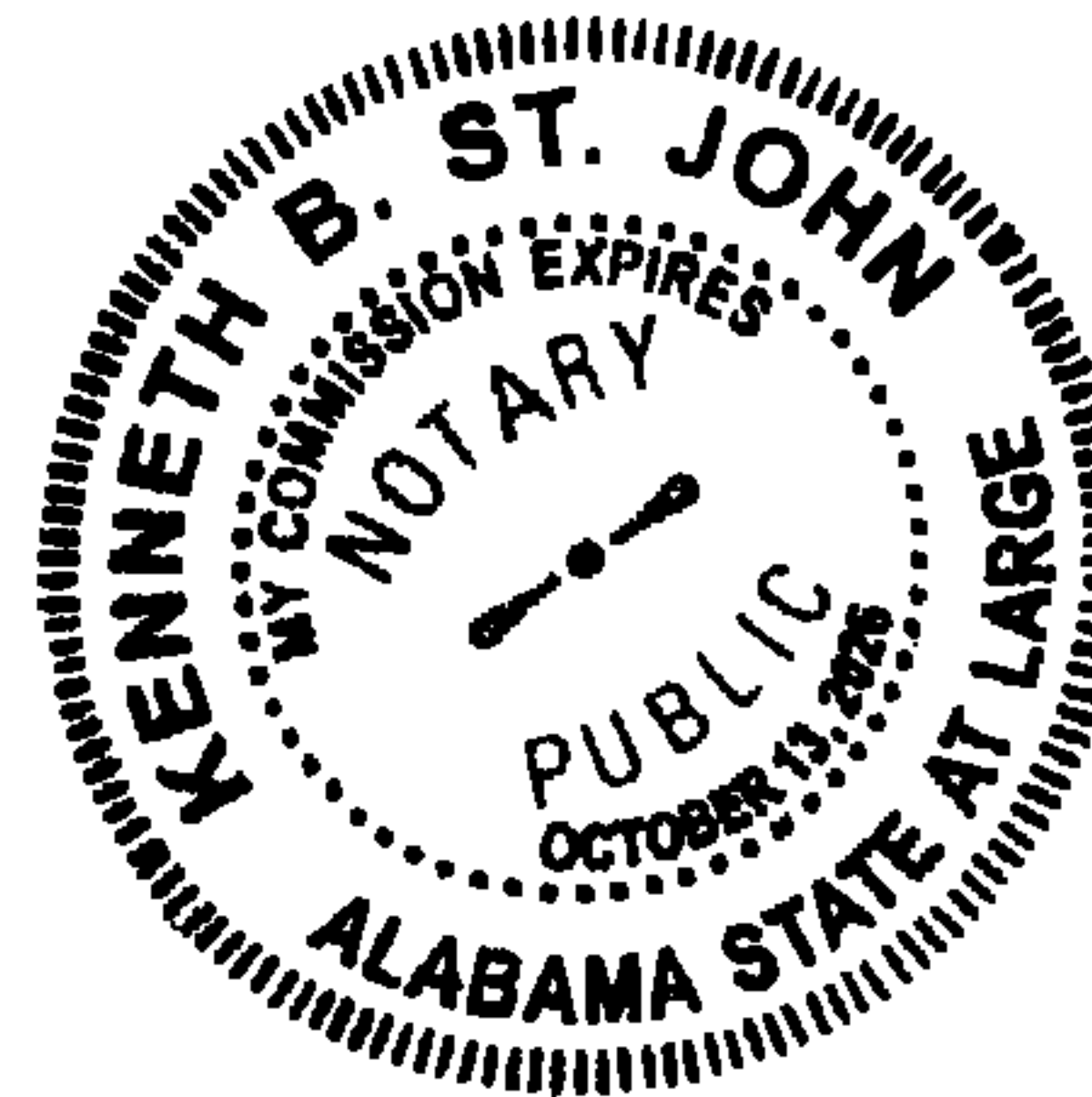
Given under my hand and official seal this 5th day of May, 2025.

Notary Public

Print Name:

My Commission Expires:

Kenneth B. St. John
10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2025 01:28:56 PM
\$74.50 JOANN
20250506000135940

Allie S. Bayl