

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Joseph and Claire Bryan
3042 Highview Lane
Calera AL 35040

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

That in consideration of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00) and other good and valuable consideration to the undersigned grantor, Barpala LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Joseph D. Bryan and Claire Karine Bryan, husband and wife (herein referred to as Grantees whether one or more, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1007, according to the Final Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$289,656.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

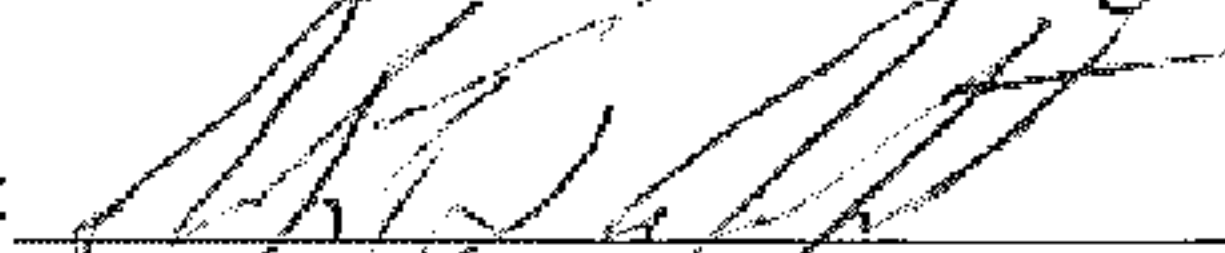
TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said grantees, their 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 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Barpala LLC by its Director of Operations, who is authorized to execute this conveyance, has hereto set signature and seal on the date stated in the notary acknowledgement, the same to be effective as of the 8th day of May, 2025

Barpala LLC, an Alabama Limited Liability Company

By: RTO I, LLC, its Manager,

X By: 
Robert F. Ashurst, its Director of Operations

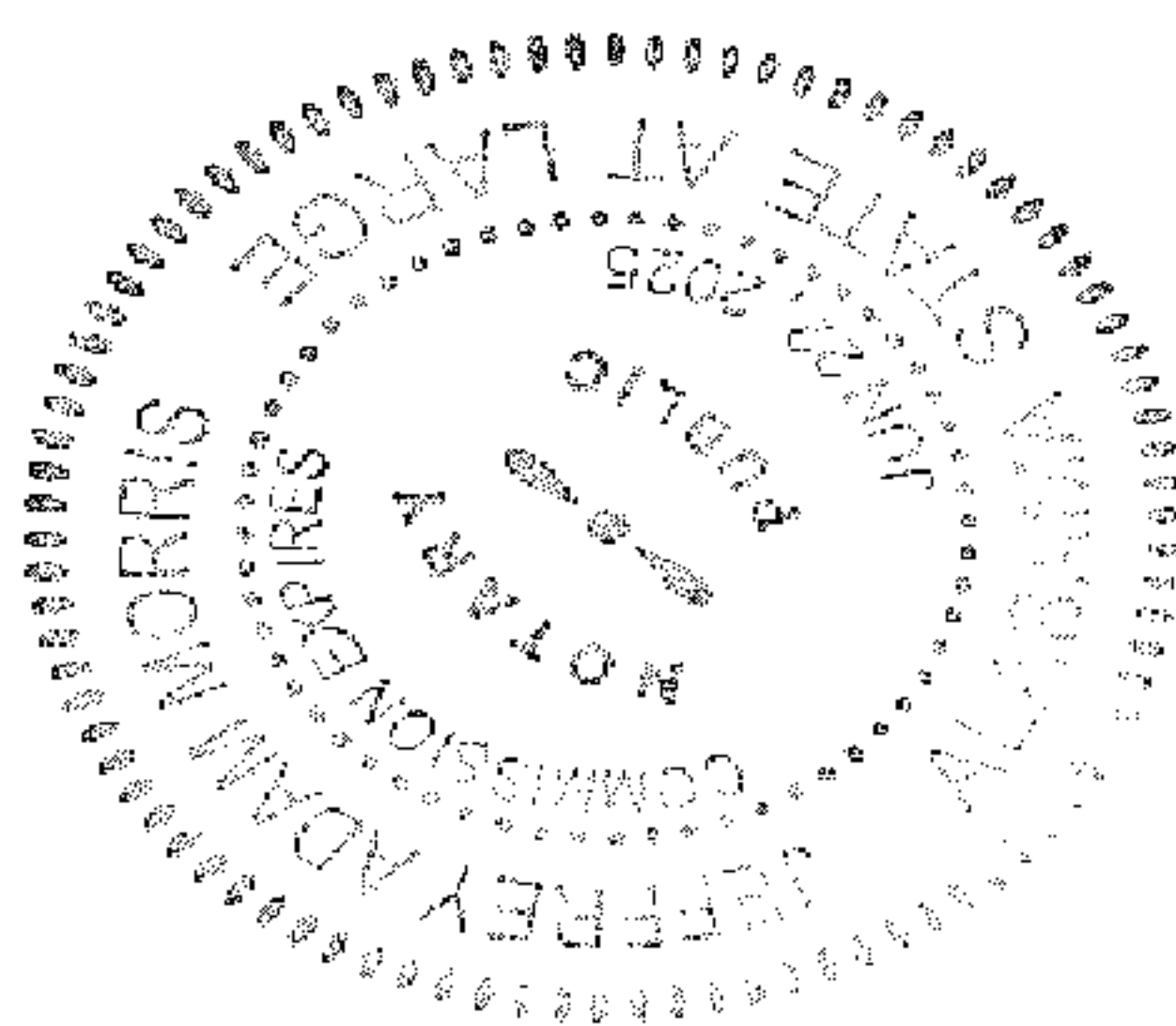
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Robert F. Ashurst, whose name as Director of Operations of RTO I, LLC, the Manager of Barpala LLC, an 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 8th day of May, 2025.


Notary Public

My Commission Expires: 6/22/25



Allen S. Bayal

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1