

**This Document Prepared By:**  
Gregory D. Harrelson, Esq.  
111 Owens Pkwy #A  
Birmingham, AL 35244

**Send Tax Notice To**  
Red Sparrow Investments, LLC  
370 Parkway Circle  
Montevallo, AL 35115

**WARRANTY DEED**

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

That in consideration of ONE HUNDRED FORTY THOUSAND and 00/100 Dollars (\$140,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, LYNN SAWYER WOOLDRIDGE, a single individual, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto RED SPARROW INVESTMENTS, LLC., an Alabama Limited Liability Company, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 18, Block 3, according to the Survey of Arden Subdivision as recorded in Map Book 3, Page 64, in the Probate Office of Shelby County, Alabama.**

Subject to:

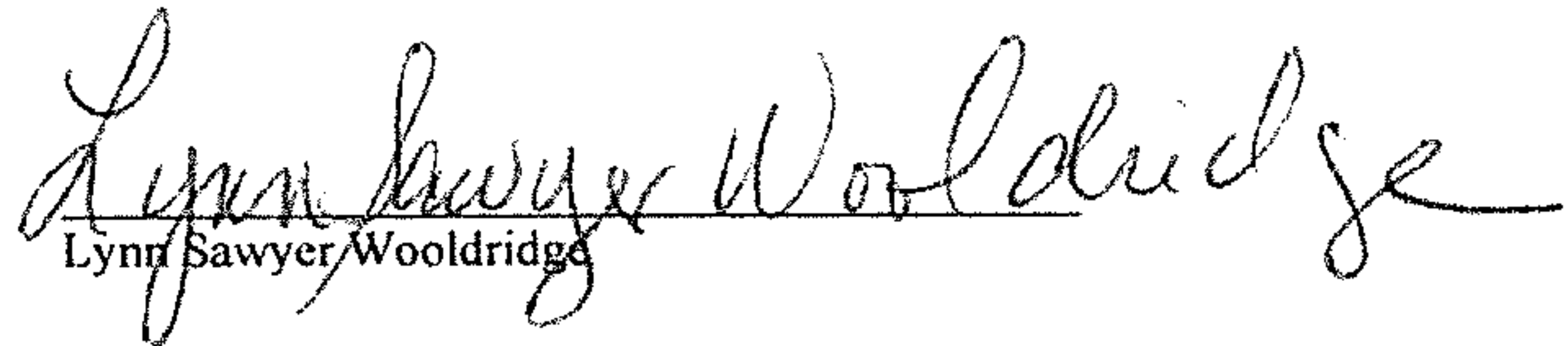
1. Ad valorem taxes due and payable October 1, 2025 and all subsequent years thereafter;
2. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record;
3. Any Mineral or Mineral Rights leased, granted or retained by prior owners;
4. Current Zoning and Use Restrictions.

\$112,000.00 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, its successors and assigns, forever.

And the Grantor does for herself and for her heirs, executors and administrators covenant with the said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I hereunto set my hand and seal on this the 1st day of May, 2025.

  
Lynn Sawyer Wooldridge

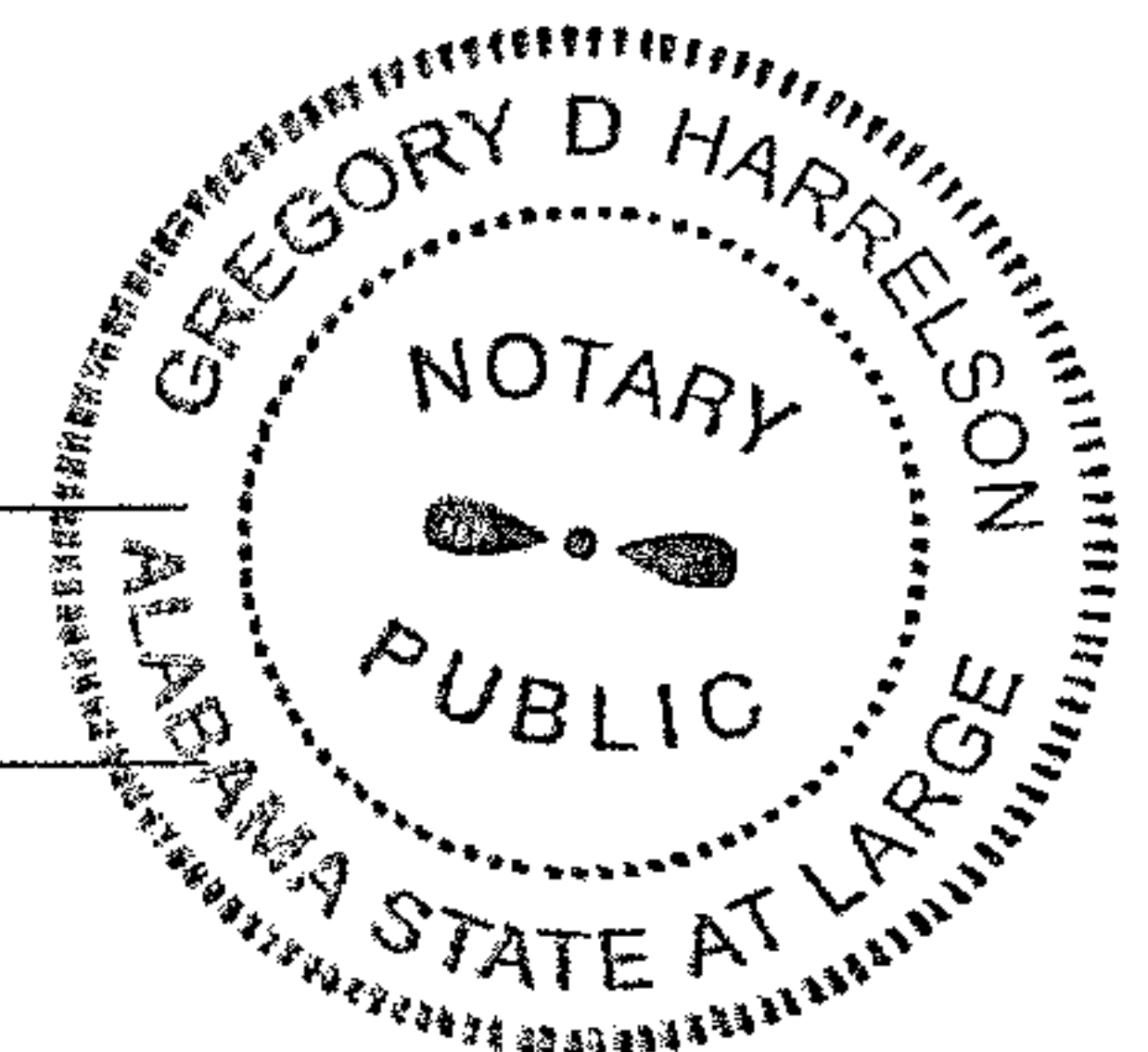
STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lynn Sawyer Wooldridge, whose name 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of May, 2025.

  
NOTARY PUBLIC

My Commission Expires: 8/21/27



### Real Estate Sales Validation Form

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

Grantor's Name Lynn Sawyer Wooldridge  
Mailing Address 125 Meadow Rd  
Montevallo, AL 35115

Grantee's Name Red Sparrow Investments, LLC  
Mailing Address 370 Pkwy Circle  
Montevallo, AL 35115

Property Address 125 Meadow Rd  
Montevallo, AL 35115

Date of Sale 05/01/2025

Total Purchase Price \$ 140,000

or

Actual Value \$ \_\_\_\_\_

or

Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/09/2025 12:08:47 PM  
\$53.00 PAYGE  
20250509000140810

*Alexis Boyd*

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 5/1/25

Print Lynn Sawyer Wooldridge

Unattested \_\_\_\_\_  
(verified by)

Sign Lynn Sawyer Wooldridge  
(Grantor/Grantee/Owner/Agent) circle one

**Print Form**