

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Thousand And No/100 DOLLARS (\$150,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Ginger Johnston Roe and Neal Roe, wife and husband** (herein referred to as GRANTORS), does hereby GRANT, BARGAIN, SELL and CONVEY unto **Bama Capital LLC, a Texas limited liability company** (herein referred to as GRANTEE), GRANTEE'S heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOTS 14A AND 17A, FINAL PLAT OF A RESURVEY OF LOTS 14, 15, 16, 17 & 18, BLOCK 2 OF MULLIN'S ADDITION TO HELENA, MAP BOOK 51, PAGE 91, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT A POINT ON THE SOUTH SIDE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 20, SOUTH, RANGE 3 WEST, AT A POINT 249.03 FEET WEST OF THE SOUTHEAST CORNER OF SAID LAST NAMED FORTY ACRES AND RUN THENCE ALONG THE SOUTH SIDE OF SAID FORTY ACRES, A DISTANCE OF 122.50 FEET TO THE SOUTH SIDE OF THE MONTEVALLO AND HELENA PUBLIC ROAD; RUN THENCE NORTH 34 DEGREES AND 44 MINUTES EAST ALONG SAID PUBLIC ROAD AND THE SOUTH SIDE THEREOF FOR A DISTANCE OF 86.1 FEET; RUN THENCE SOUTH 46 DEGREES AND 43 MINUTES EAST, A DISTANCE OF 100.90 FEET TO THE POINT OF BEGINNING, CONTAINING .10 ACRES, MORE OR LESS.

PARCEL 2

LOTS 14, 15 AND 16 IN BLOCK TWO (2) IN "MULLINS ADDITION" TO HELENA ALA AS SURVEYED AND MAPPED BY J.R. MCMILLAN AND RECORDED IN PROBATE OFFICE IN SHELBY CO., AL. SAID LOTS ARE 100 FEET WIDE AND 200 FEET LONG, EACH LOT AND FRONT ON THE EAST SIDE OF "HELENA AND MONTEVALLO" ROADS IN S.21-T.20S. RANGE 3 WEST, BEING A PART OF S.E.P. OF N.E. 1/4 OF SEC. 21.

PARCEL 3

LOTS NOS. 17 AND 18 IN BLOCK TWO (2) IN "MULLINS ADDITION TO HELENA, ALA" AS SURVEYED AND MAPPED BY J.R. MCMILLAN AND RECORDED IN PROBATE OFFICE OF SHELBY CO., ALA. LOT 17 IS 75 FEET WIDE AND LOT 18 IS 100 FEET WIDE, BEING IN THE NORTH EAST CORNER OF THE S.E. 1/4 OF N.E. 1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, AL.

Also known by street and number as: 2844 Helena Rd, Helena, AL 35080
APN/Parcel ID: 13 5 21 1 001 029.000

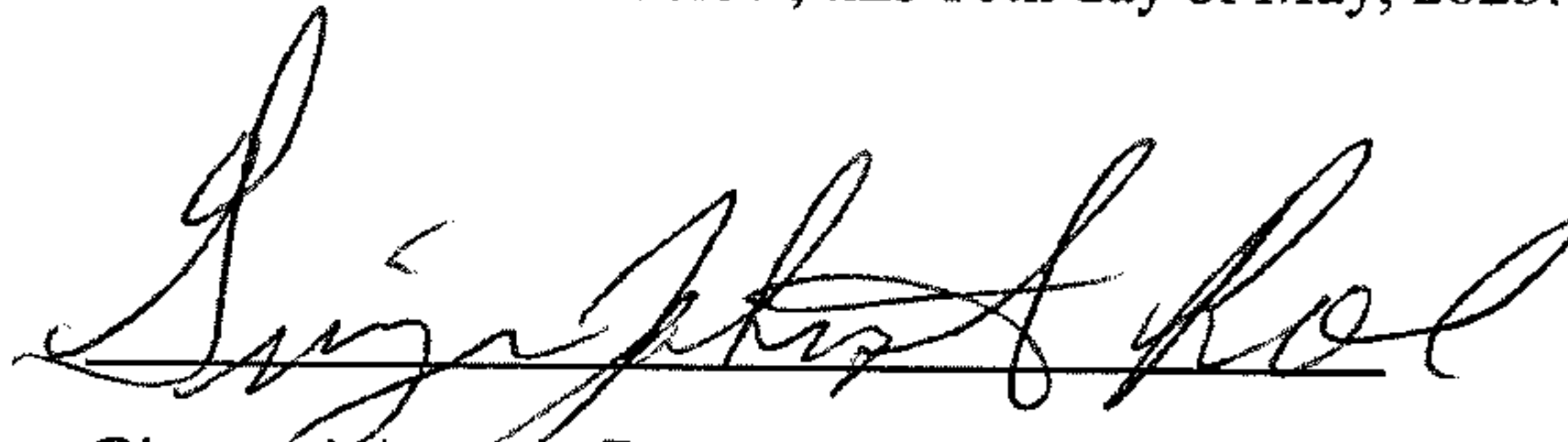
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

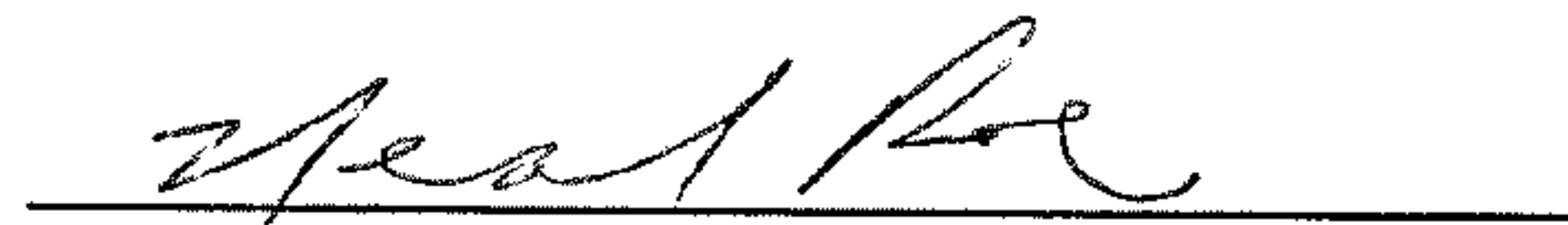
TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, GRANTEE'S heirs and assigns FOREVER.

And GRANTORS does covenant with the said GRANTEE, GRANTEE'S heirs and assigns, that GRANTORS is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTORS has a good right to sell and convey the same to the said GRANTEE, GRANTEE'S heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, GRANTEE'S heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

As used herein, each gender shall include all genders, and the singular shall include the plural and the plural the singular as the context shall require.

IN WITNESS WHEREOF, GRANTOR have hereunto set the hands and seals below, this 16th day of May, 2025.

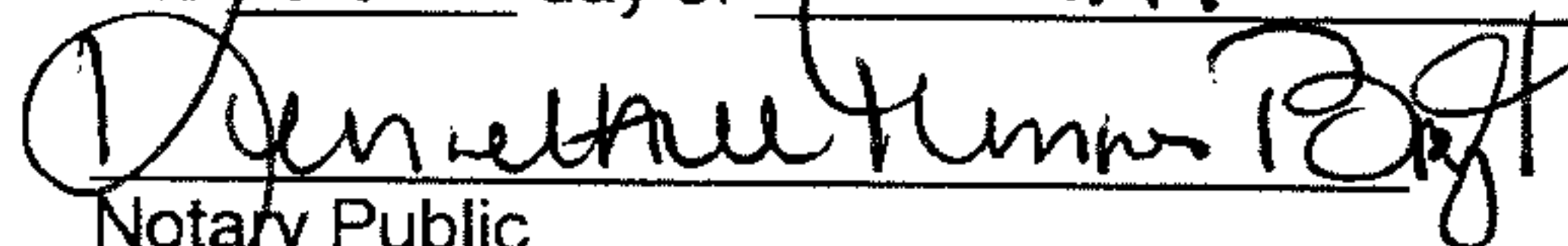

Ginger Johnston Roe


Neal Roe

STATE OF Alabama

COUNTY OF Shelby

I, Kenneth Danner Bryant, a Notary Public, do hereby certify that Ginger Johnston Roe and Neal Roe, wife and husband whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 16th day of MAY, 2025



Notary Public

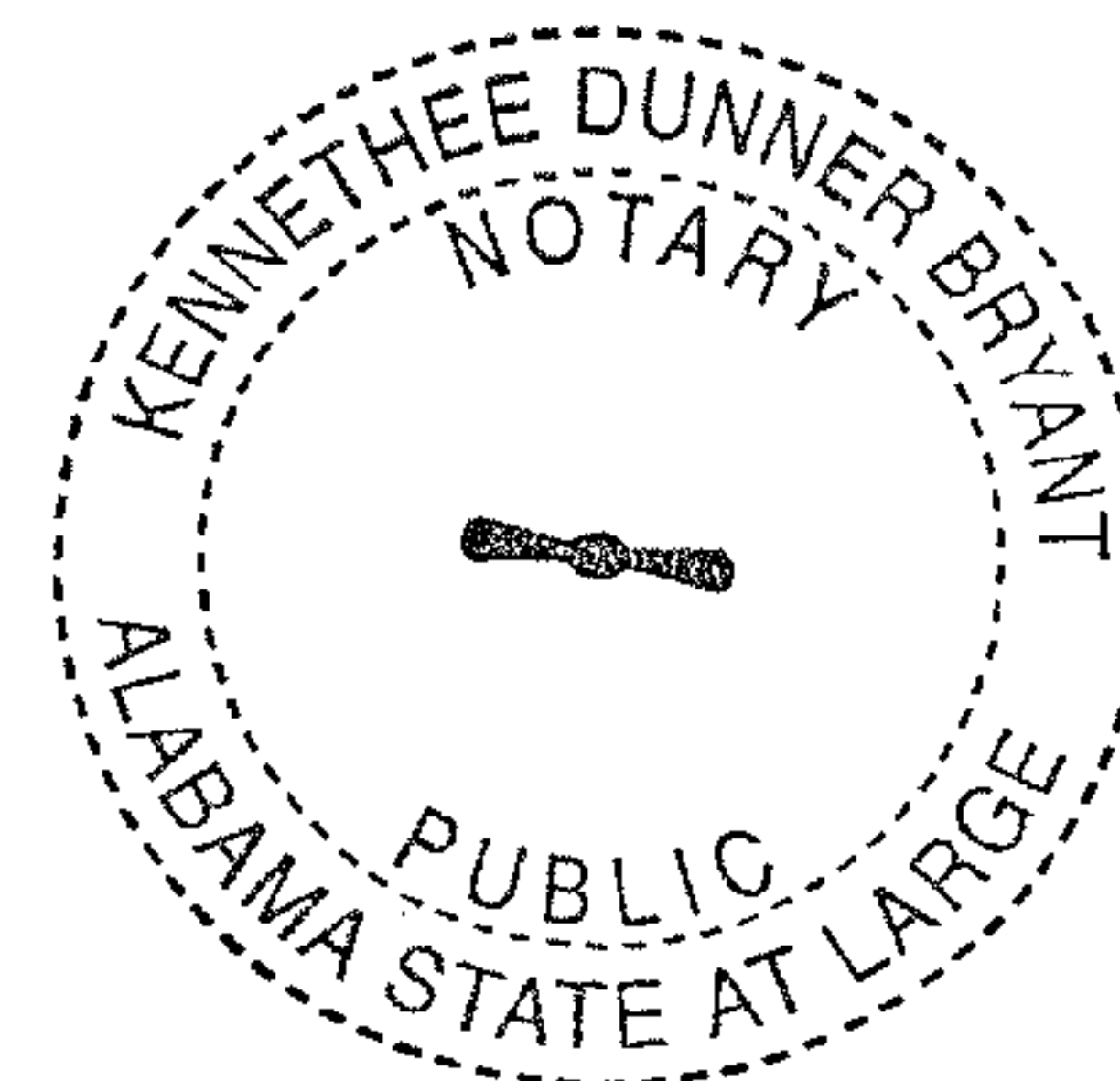
Witness my hand and official seal.

My Commission Expires: 01/21/2027

Grantor's Address:

Grantee's Address: 5000 Riverside Drive, Building 5, Suite 100W, Irving, TX 75039

Property Address: 2844 Helena Rd, Helena, AL 35080



REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Ginger Johnston Roe and Neal Roe

Grantee's Name: Bama Capital LLC, a Texas limited liability company

Mailing Address: 2844 Helena Rd
Helena, AL 35080Mailing Address: 5000 Riverside Drive
Building 5, Suite 100W
Irving, TX 75039Property Address: 2844 Helena Rd
Helena, AL 35080

Date of Sale: May 16, 2025

Total Purchase Price: \$150,000.00

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☐ Appraisal☒ Sales Contract☐ Other: _____☐ Closing Statement

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.

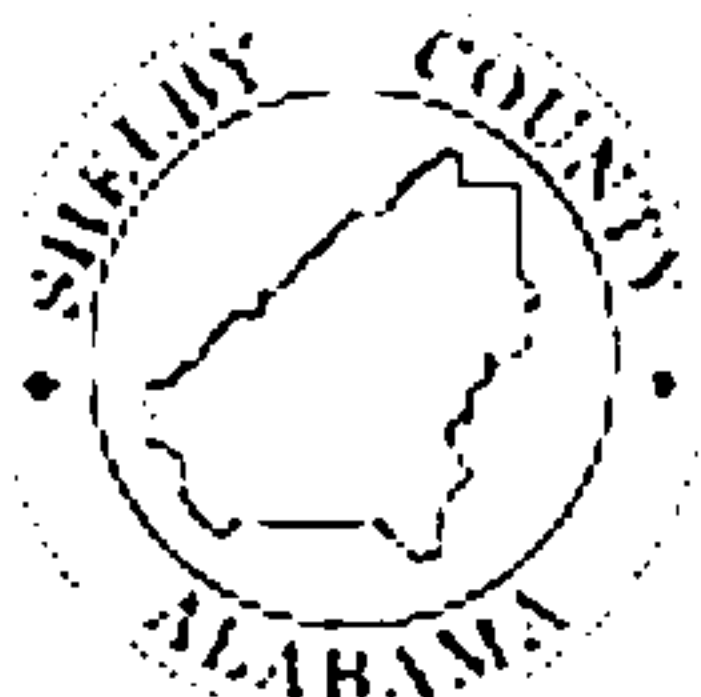
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: 5-16-2025Print: Ginger Johnston Roe Neal Roe

____ Unattested

Sign: _____

(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****05/23/2025 12:34:06 PM****\$181.00 BRITTANI****20250523000158600****Form RT-1***Allen S. Bayl*