

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

SPECIAL WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Forty-Five Thousand And No/100 DOLLARS (\$245,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Bama Capital LLC, a Texas limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **A & LR Properties, LLC, a Alabama limited liability company** (herein referred to as GRANTEE), its 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.

Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 16th day of May, 2025.

Bama Capital LLC, a Texas limited liability company

BY:


John Gabriel Long
General Manager

STATE OF Alabama

COUNTY OF Jefferson

I, Yvette M. Carter, a Notary Public, do hereby certify that John Gabriel Long, General Manager of Bama Capital LLC, a Texas limited liability company 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 instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal this 16 day of May, 2025.



Notary Public

Witness my hand and official seal.

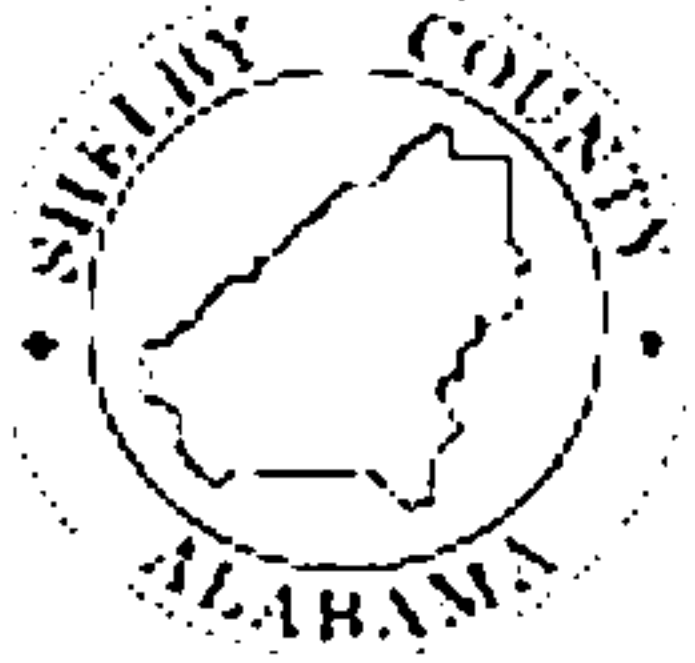
My Commission Expires: 10/29/26

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

Grantee's Address: 2004 Butler Rd, Alabaster, AL 35007

Property Address: 2844 Helena Rd, Helena, AL 35080

YVETTE M. CARTER
Notary Public
Alabama State at Large



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/23/2025 03:37:38 PM
 \$273.00 KELSEY
 20250523000159250

Allen S. Bayl

REAL ESTATE SALES VALIDATION FORM

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

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

Grantee's Name: A & LR Properties, LLC, a Alabama limited liability company

Mailing Address: 5000 Riverside Drive
 Building 5, Suite 100W
 Irving, TX 75039

Mailing Address: 2004 Butler Rd
 Alabaster, AL 35007

Property Address: 2844 Helena Rd
 Helena, AL 35080

Date of Sale: May 16, 2025

Total Purchase Price: \$245,000.00

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: 5/16/2025

Print: John G. Lutz

____ Unattested

Sign: [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one