

This Instrument was Prepared by: Send Tax Notice To: BAM Rentals, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-25-30567

WARRANTY DEED

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **Twelve Thousand Dollars and No Cents (\$12,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jason Eugene Gann, a single man and Kandes Elizabeth Lambert, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **BAM Rentals, LLC**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

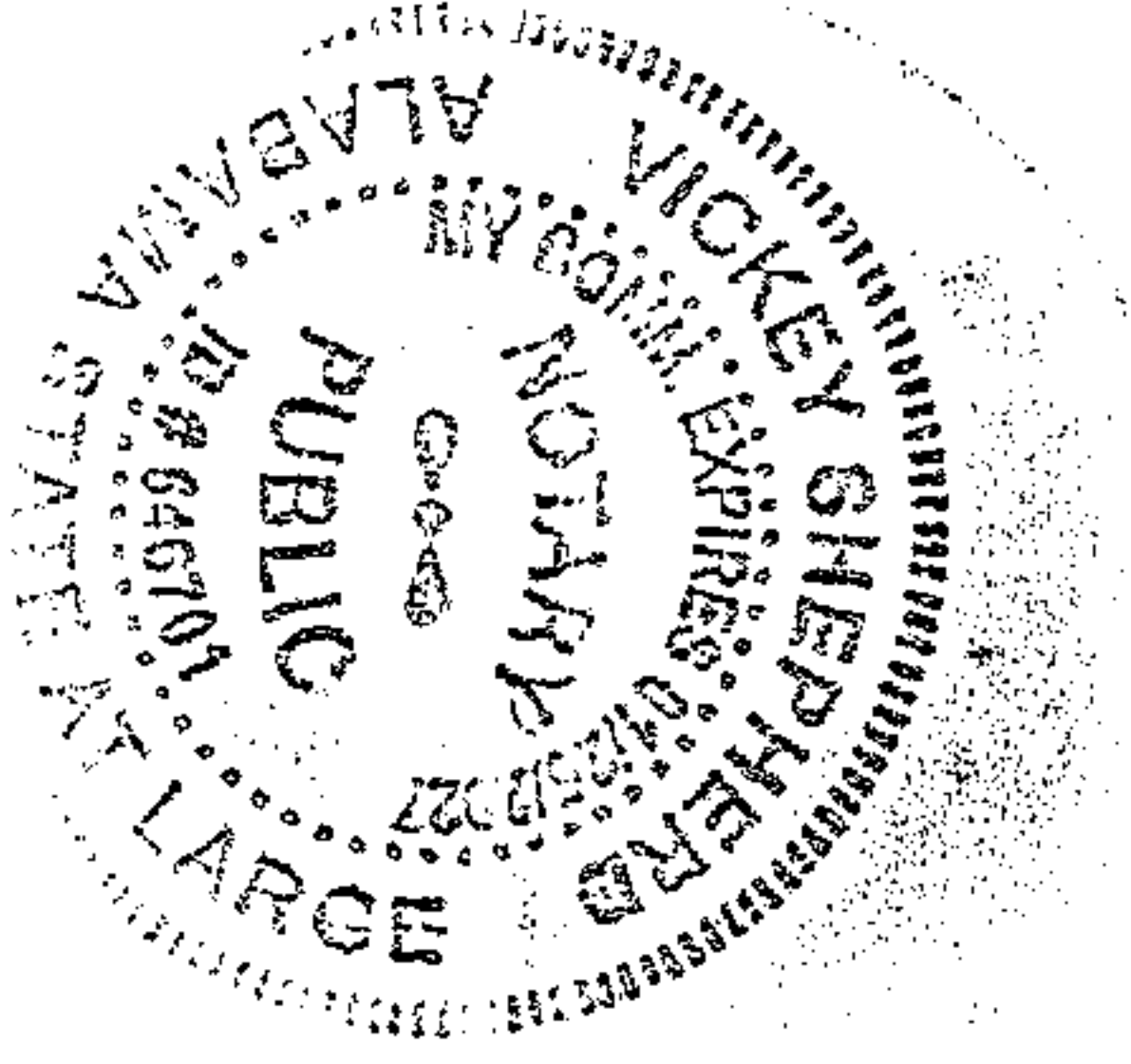
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4 day of June, 2025

Kandes Elizabeth Lambert
Kandes Elizabeth Lambert

State of Alabama
County of Montgomery
I, Vickey Shepherd, a Notary Public in and for the said County in said State, hereby certify that Kandes Elizabeth Lambert, whose name(s) is/are 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of June, 2025
[Signature]
Notary Public, State of Alabama

My Commission Expires: 01/25/2027



3

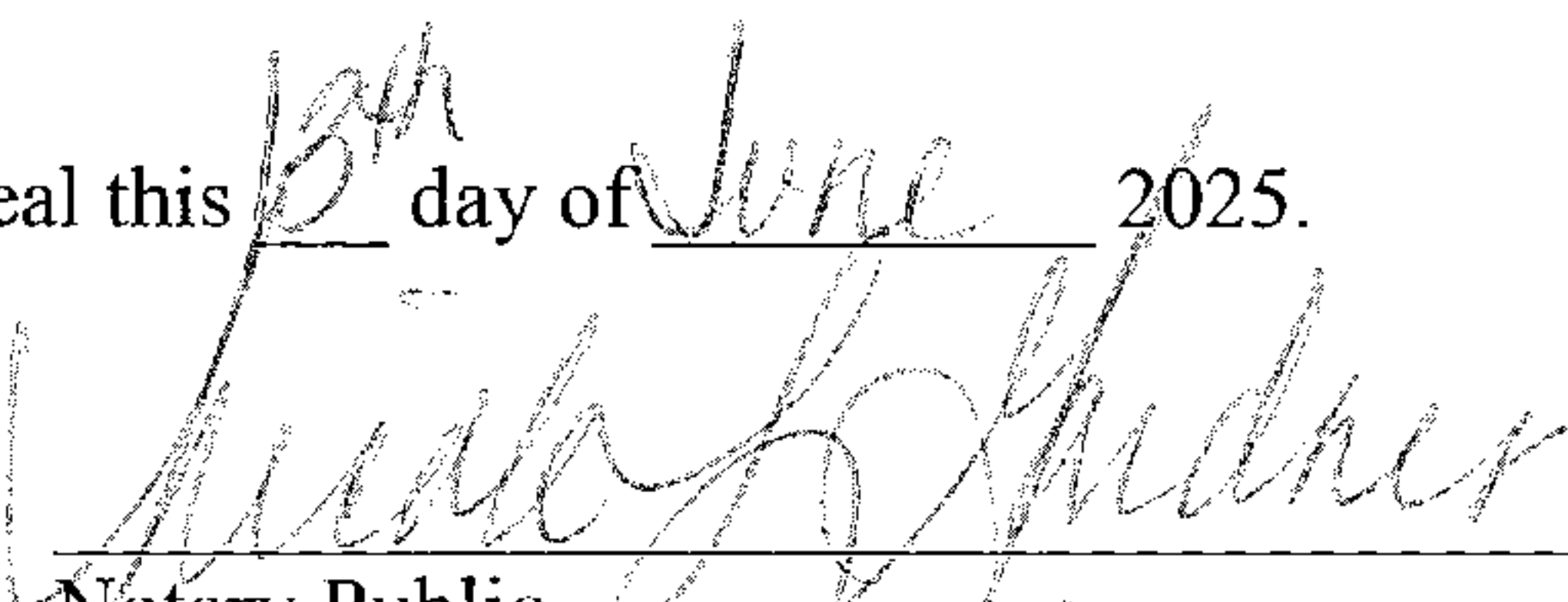


Jason Eugene Gann

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Jason Eugene Gann**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June 2025.



Notary Public
My Commission Expires: 6-29-26

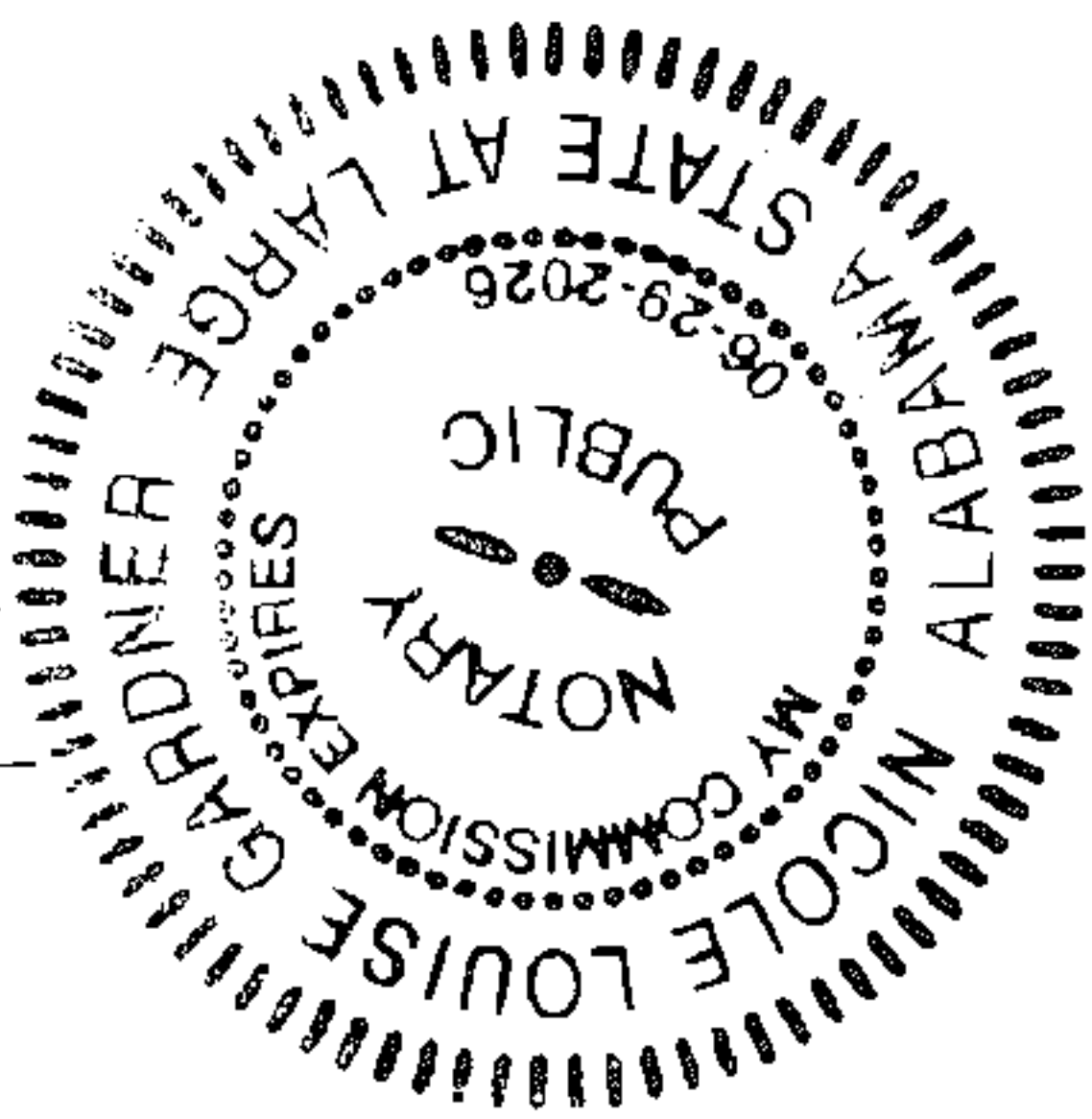


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast Corner of the NW 1/4 of the SE 1/4 Section 1, Township 21 South, Range 1 East; thence run Northerly along the East line of said 1/4-1/4 Section for 160.55 feet; thence turn an angle of 90°05'30" to the left and run 11.73 feet to a point, being on the West margin of a public road and the North boundary of a 25 foot easement of a roadway; thence continue Westerly along the last described course, being along the North Boundary of said 25 foot easement, for 300.58 feet to a point; thence turn an angle of 89°01' to the right and run Northerly for 125.08 feet to a point being the point of beginning of the parcel herein described; thence continue Northerly along the last described course for 190.00 feet to point; thence turn an angle of 89°24' to the right and run 180.00 feet to a point; thence turn an angle of 90°36' to the right and run 190.00 feet to a point; thence turn an angle of 89°24' to the right and run 180.00 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East.

ALSO:

30 FOOT ROAD AND UTILITY EASEMENT:

Commence at the Southeast Corner of the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Rage 1 East; thence run Northerly along the East boundary of said 1/4-1/4 for 160.55 feet; thence turn an angle of 90°05'30" to the left and run 11.73 feet to a point on the West margin of a public road; thence turn an angle of 87°43'29" to the right and run Northerly along said west margin of said public road for 208.39 feet to the point of beginning of the centerline of a 30' wide easement for driveway and utility purposes; thence turn an angle of 91°46'31" to the left and run Westerly 116.02 feet to the point of ending of the centerline of said easement. Said easement shall be 15 feet on each side of the above described centerline. said easement is lying in the NE 1/4 of the SE 1/4 of Section 1, Township 21 South, Range 1 East.

In accordance with survey dated February 26, 1994, of John Gary Ray. Reg. P.E. & L.S. No. 12,295.

Alli S. Bazel

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

Grantee's Name BAM Rentals, LLC

Mailing Address 185 Battery Road
Wilsonville, AL 35186

Date of Sale May 27, 2025

al Purchase Price \$12,000.00

or

Actual Value _____

or

or's Market Value _____

_____	Bill of Sale
xx _____	Sales Contract
_____	Closing Statement

Instructions

Sign _____
(Grantor/Grantee/Owner/Agent) circle one