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

Yesents:
Yesents:

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 s	set my (our) hand(s) and seal(s) this the	_ day of
	Kändes Elizabeth Lambert	

State of Alabama

I, Sopped 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 4 day of June, 2025

Notary Public, State of Alabama

My Commission Expires: 01/85/00d/



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 day of

Notary Public

My Commission Expires:

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.

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2025 08:28:01 AM
\$43.00 PAYGE
20250617000184460

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Real Estate Sales Validation Form

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

Grantor's Name	Jason Eugene Gann Kandes Elizabeth Lambert	Grantee's Name	BAM Rentals, LLC
Mailing Address	MEDRICA TO AUGUSTANIA	Mailing Address	185 Battery Row Wilsonville, Al 35/8
Property Address	178 Hebb Rd. Wilsonville, AL 35186	Date of Sale Total Purchase Price or Actual Value	May 27, 2025 \$12,000.00
		Assessor's Market Value	
•	of documentary evidence is not received. tract		ng documentary evidence: (check
If the conveyance of this form is not re		n contains all of the required in	formation referenced above, the filing
		Instructions	
Grantor's name and current mailing add	-	ne of the person or persons co	inveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the nar	me of the person or persons to	whom interest to property is being
Property address -	the physical address of the proper	ty being conveyed, if available.	
Date of Sale - the	late on which interest to the proper	ty was conveyed.	
Total purchase price the instrument offer	·	rchase of the property, both re-	al and personal, being conveyed by
Actual value - if the the instrument offer assessor's current	red for record. This may be eviden	e value of the property, both reacted by an appraisal conducted	al and personal, being conveyed by If by a licensed appraiser of the
valuation, of the pre-	led and the value must be determined by the local of used and the taxpayer will be per-	official charged with the respon-	market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1 (h).
I attest, to the best further understand Code of Alabama 1	-	e information contained in this on this form may result in the in	document is true and accurate. I mposition of the penalty indicated in
Date <u>May 27, 2025</u>	<u> </u>	Print Jason Eugene	Gann
Unattested	(verified by)	Sign(Grantor/	Grantee/Owner/Agent) circle one