

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 **Two Hundred Five Thousand And No/100 DOLLARS (\$205,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Zachary A. Howell and Christina Howell, a married couple** (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:

**LOT 31 IN THE RANCHES AT SHELBY LAKES, ACCORDING TO THE PLAT THEREOF RECORDED IN MAP BOOK 55, PAGE 24A, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Also known by street and number as: Lot 31 Ranch Court, Shelby, AL 35143  
APN/Parcel ID: 29-6-13-0-000-001.009 AND 29-6-13-0-001-011.000

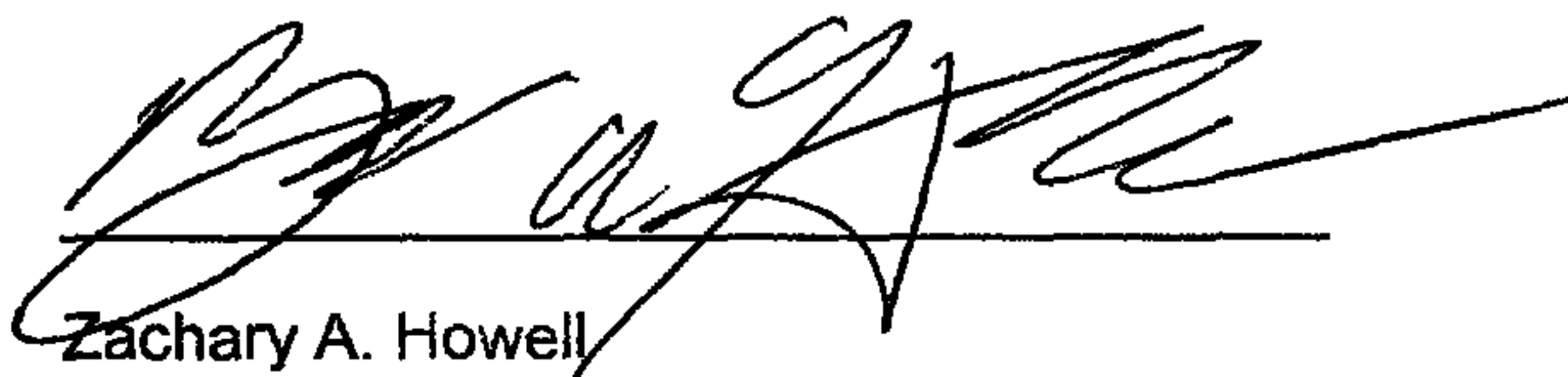
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said 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 7th day of July, 2025.

  
Zachary A. Howell

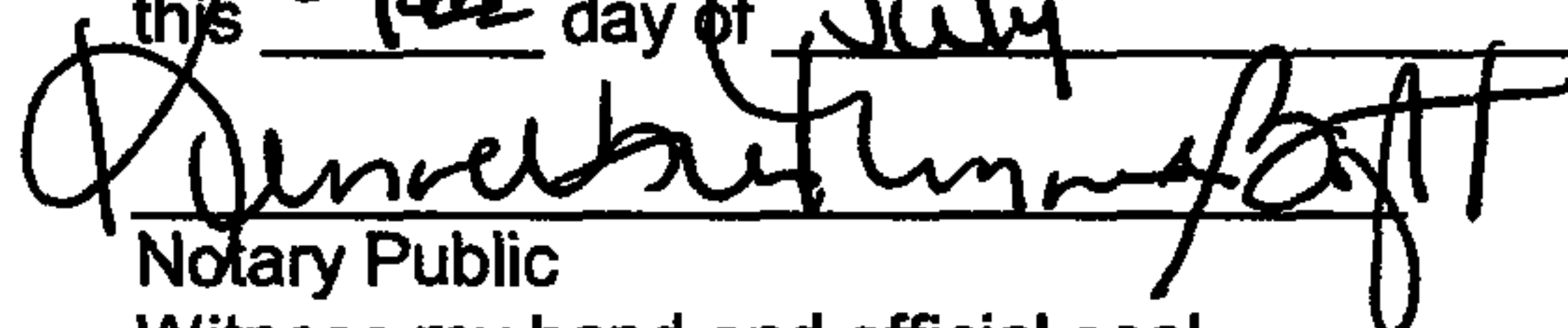
  
Christina Howell

STATE OF Alabama

COUNTY OF Shelby

I, Kenneth Danner Bryant, a Notary Public, do hereby certify that Zachary A. Howell and Christina Howell, a married couple 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

this 7th day of July, 2025

  
Notary Public

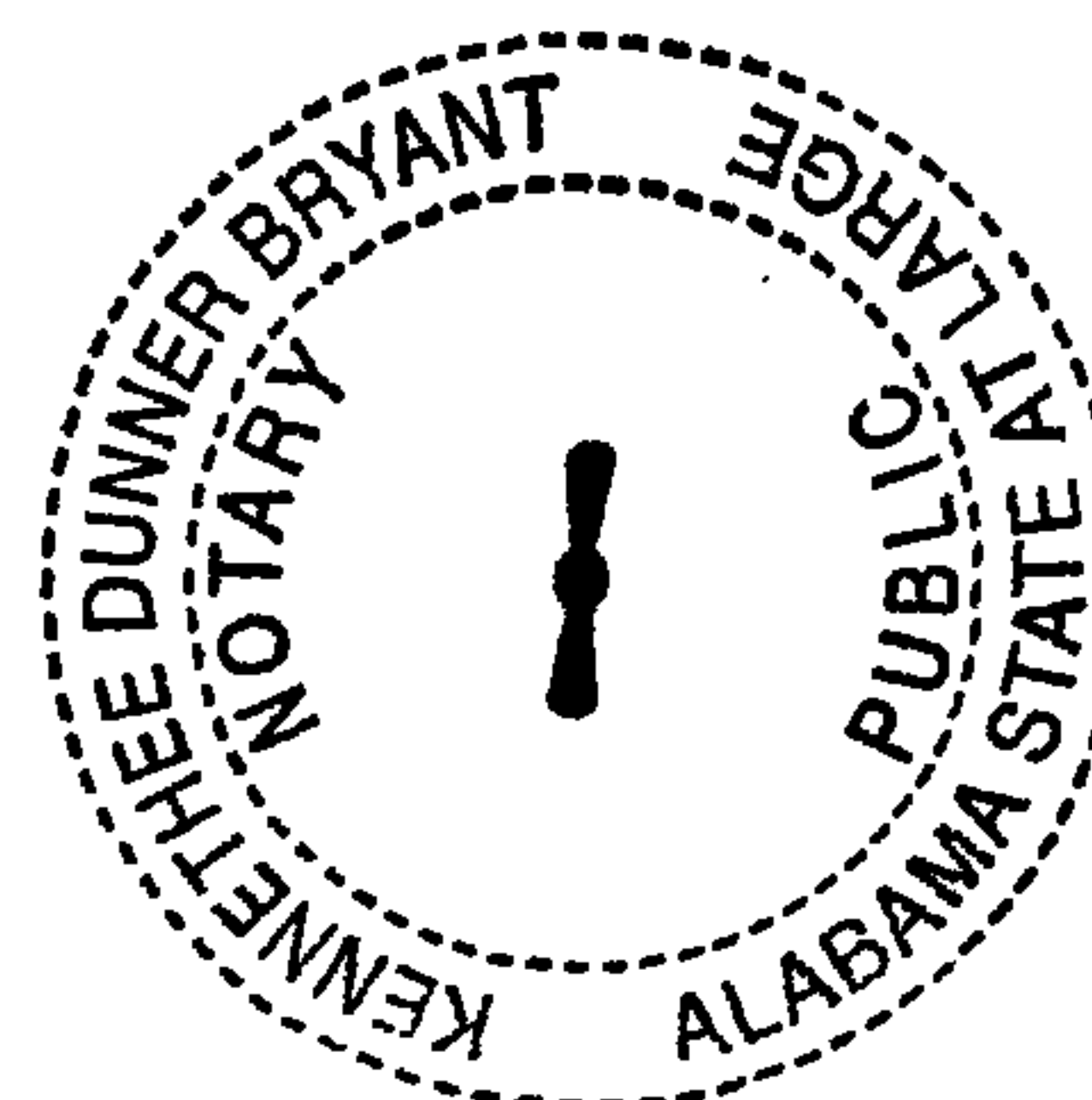
Witness my hand and official seal.

My Commission Expires: 6/24/2027

Grantor's Address: 255 Silver Leaf Dr, Pelham, AL 35124

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

Property Address: Lot 31 Ranch Court, Shelby, AL 35143



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

Grantor's Name: Zachary A. Howell and Christina Howell      Grantee's Name: Barna Capital LLC, a Texas limited liability company

Mailing Address: 255 Silver Leaf Dr      Mailing Address: 5000 Riverside Drive  
Pelham, AL 35124      Building 5, Suite 100W  
Irving, TX 75039

Property Address: Lot 31 Ranch Court      Date of Sale: July 7, 2025  
Shelby, AL 35143      Total Purchase Price: \$205,000.00

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: 7/7/25

Print: Christina Howell Zachary A Howell

Unattested

(verified by)

Sign:

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/11/2025 12:03:01 PM**  
**\$233.00 JOANN**  
**20250711000210260**

Form RT-1

*Allen S. Bayl*