

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 Eighty-Three Thousand And No/100 DOLLARS (\$283,000.00)** 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 **Ardragust D. Price, a married person** (herein referred to as GRANTEE), his 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.

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 7th day of July, 2025.

Bama Capital LLC, a Texas limited liability company

BY:

John Gabriel Long  
General Manager

STATE OF Alabama

COUNTY OF Jefferson

I, JESSICA ZWEIFEL, 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 7 day of JULY, 2025.

Notary Public

Witness my hand and official seal.

My Commission Expires: 2-15-2028

JESSICA ZWEIFEL

Notary Public, Alabama State at Large

My Commission Expires 2/15/2028

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

Grantee's Address: 1525 Oak Park Drive, Helena, AL 35080

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: Bama Capital LLC, a Texas limited liability company

Grantee's Name: Ardragust D. Price

Mailing Address: 5000 Riverside Drive  
Building 5, Suite 100W  
Irving, TX 75039Mailing Address: 1525 Oak Park Drive  
Helena, AL 35080Property Address: Lot 31 Ranch Court  
Shelby, AL 35143

Date of Sale: July 7, 2025

Total Purchase Price: \$283,000.00

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: 7/7/25Print: John Gabriel Long

\_\_\_\_ 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  
 07/11/2025 12:32:12 PM  
 \$311.00 BRITTANI  
 20250711000210320

*Allen S. Byrd*

**Form RT-1**