

This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
Matthew J. Hornsby, Esq.  
152 Main Street, Suite 100  
Trussville, AL 35173

Send Tax Notice To:  
Equity Principle Partners, LLC  
**PO Box 1949**  
**Gardendale, AL 35071**

**WARRANTY DEED**

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,**  
**SHELBY COUNTY \***

That in consideration of Fifty Thousand and NO/100 Dollars- **\$50,000.00** and other good and valuable consideration paid to the undersigned grantor, **Michael M. Jared and wife Lynn S. Jared, by and through her attorney in fact, Michael M. Jared**, of 245 Bream Cove Road, Columbiana, AL 35051 (herein referred to as Grantor, whether one or more) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Equity Principle Partners, LLC, an Alabama limited liability company** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 1, according to the Survey of Brynleigh Estates, 3<sup>rd</sup> Sector, Phase 1, as recorded in Map Book 53, Page 99, in the Probate Office of Shelby County, Alabama.

Property Address: 155 Brynleigh Drive, Chelsea, AL 35043

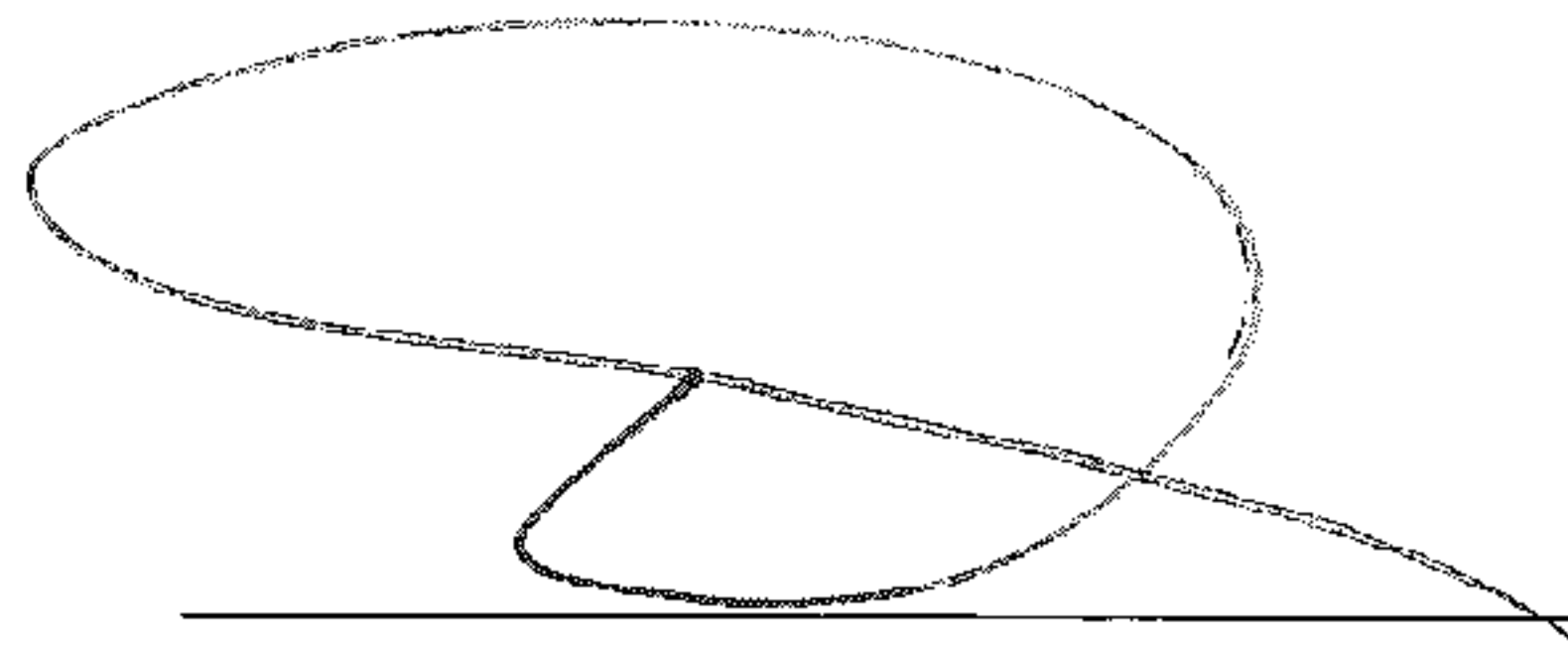
Subject to easements and restrictions of record, and to current taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

The entire purchase price herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said loan being in the amount of \$392,050.00.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 30 day of July, 2025.



Michael M. Jared

*Lynn S. Jared, by and through her attorney in fact*

Lynn S. Jared, by and through her attorney in fact  
Michael M. Jared

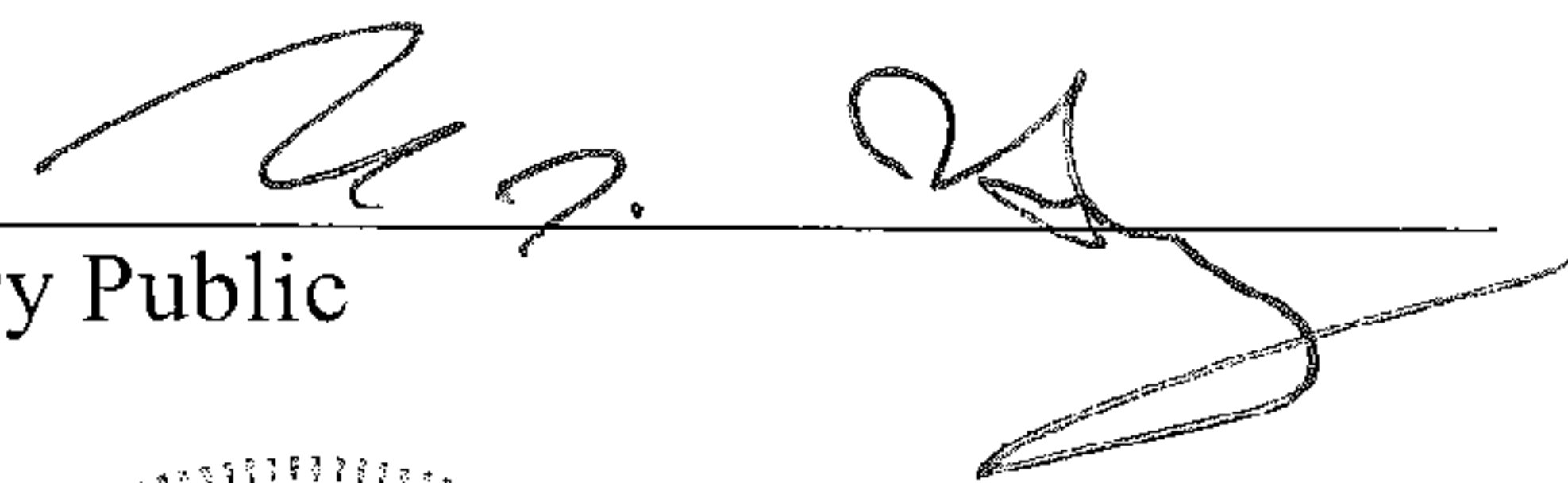
STATE OF ALABAMA \*  
JEFFERSON COUNTY \*

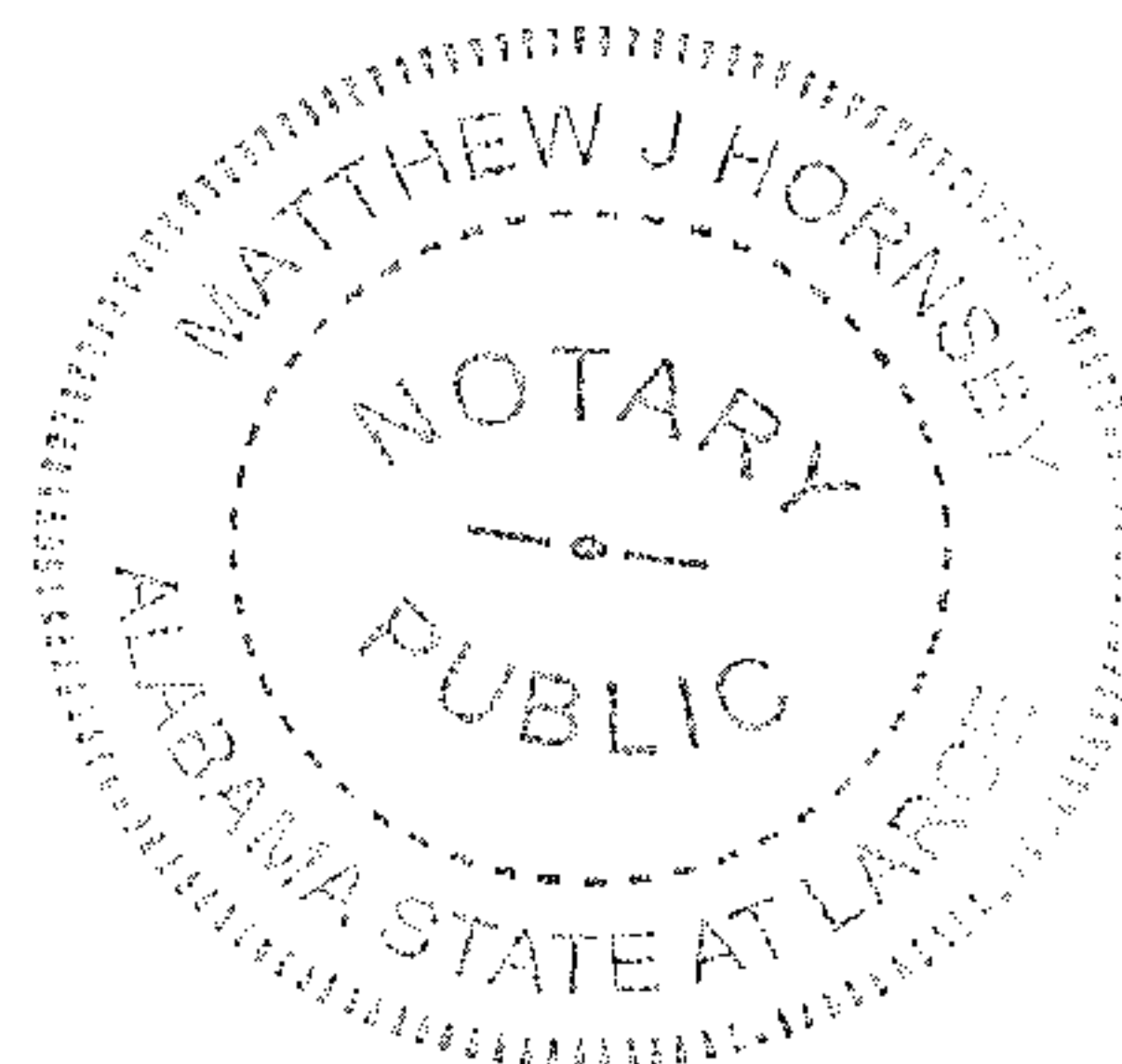
**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael M. Jared and wife Lynn S. Jared, by and through her attorney in fact, Michael M. Jared**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily, and Michael M. Jared executed on behalf of Lynn S. Jared as her attorney in fact, and with full authority, on the day the same bears date.

Given under my hand and official seal, this 30 day of July, 2025.

My Commission Expires: 9/17/28

  
Notary Public



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/30/2025 02:07:20 PM**  
**\$26.00 JOANN**  
**20250730000231790**

*Allie S. Boyd*