

This Instrument Prepared By:
Jeff G. Underwood
Aldridge Pite LLP
One Chase Corporate Drive
Suite 400
Hoover, AL 35244

Send Tax Notice To:
Bama Capital LLC
5000 Riverside Drive
Bldg 5 Ste 100W
Irving TX 75039

File: AL1-25-0514

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Fifty Thousand Dollars And No/100ths (\$150,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. I, **Mary Elizabeth Griffith-Dean, a Married woman as Personal Representative and heir of the Estate of Charlie Guinn West** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Bama Capital LLC** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of **Shelby**, and State of Alabama, to wit:

Lot 9, Block 1 according to the Survey of J.C. Lacey's Subdivision, as recorded in Map Book 3, Page 113 in the Probate Office of Shelby County, Alabama.

Charlie Guinn West died January 29, 2024. She was divorced at the time of her passing.

Property is NOT the homestead of the grantor nor her spouse, if applicable.

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, and its assigns **FOREVER**.

And GRANTOR does covenant with the said GRANTEE, and assigns, that the Estate is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that she has a good right to sell and convey the same to the said GRANTEE, and its assigns, and that GRANTOR will **WARRANT AND DEFEND** the premises to the said GRANTEE, and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF I have hereunto set my hands and seals, this the 1st day of August, 2025.

ESTATE OF CHARLIE GUINN WEST

Mary E. Griffith Dean
Mary Elizabeth Griffith Dean, as Personal
Representative and Heir

STATE OF FLORIDA

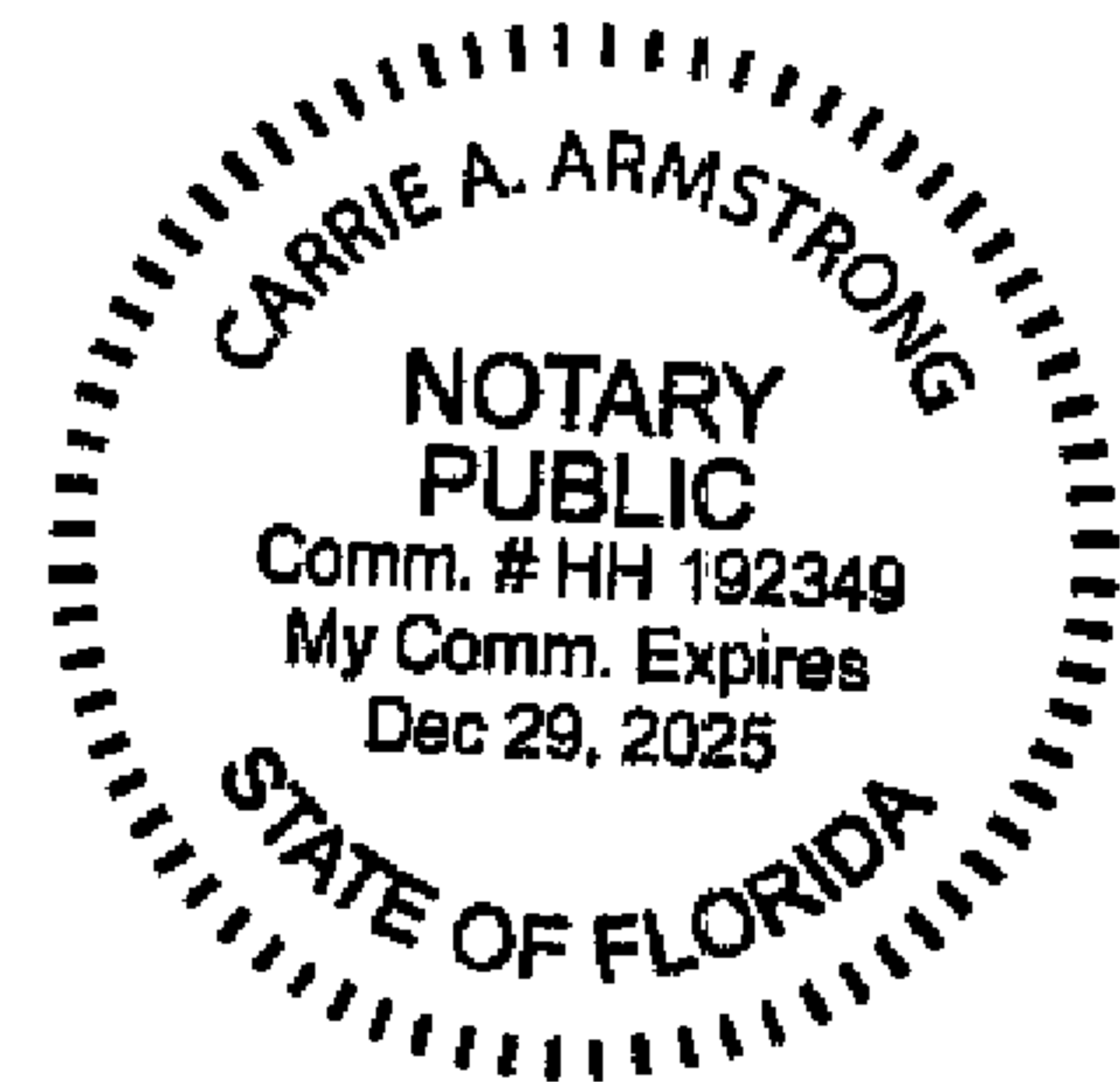
COUNTY OF PALM BEACH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Elizabeth Griffith-Dean, whose name as Personal Representative and Heir, 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, she, as such representative and in her individual capacity with full and binding authority, executed the same voluntarily for herself individually and as the act of the Estate of Charlie Guinn West, on the day the same bears date.

Given under my hand and official seal this 1 day of August, 2025.

[Signature]
Notary public, State of FLORIDA

Grantor's Address: 4941 Misty Pines Trail, Lake Worth FL 33463
Grantee's Address: 5000 Riverside Drive, Bldg 5 Ste 100W, Irving TX 75039
Property Address: 945 5th Ave SW, Alabaster, AL 35007



LETTERS TESTAMENTARY

**THE STATE OF ALABAMA
COURT OF PROBATE**

**SHELBY COUNTY
CASE NO. PR-2024-000196**

The Will of CHARLIE GUINN WEST, having been duly admitted to record in said county, LETTERS TESTAMENTARY are hereby granted to MARY ELIZABETH GRIFFITH-DEAN, the Personal Representative(s) named in said Will, who has duly qualified in compliance with the requisite of the law, and is authorized to administer such estate. Subject to the priorities stated in Ala. Code, §43-2-76 (1975, as amended), the said Personal Representative(s), acting prudently for the benefit of interested persons, have all the powers, without limitation, authorized in transactions under Ala. Code, §43-2-843 (1975, as amended), unless expressly modified in the Will and subject to the following restriction: If the estate is to receive funds from litigation, judgments or settlements, the Personal Representative(s) shall notify the Probate Judge within 10 (ten) days of said judgment or settlement.

Witness my hand and dated this 26th day of August, 2024.

Allison S. Boyd

ALLISON S. BOYD
JUDGE OF PROBATE

**THE STATE OF ALABAMA
SHELBY COUNTY**

I, Kimberly A. Melton, Chief Clerk of the Court of Probate of Shelby County, Alabama, hereby certify that the foregoing is a true, correct and full copy of the LETTERS TESTAMENTARY issued to MARY ELIZABETH GRIFFITH-DEAN, as Personal Representative(s) of the Will of CHARLIE GUINN WEST, deceased, as the same appears of record in said court. I further certify that said Letters are still in full force and effect.

Given under my hand, and seal of office, this the 26th day of August, 2024.

Kimberly A. Melton

CHIEF CLERK

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

Grantor's Name: Estate of Charlie Guinn West

Mailing Address: 4941 Misty Pines Trail
LAKE WORTH, FL 33463

Grantee's Name: Bama Capital, LLC

Mailing Address: 5000 Riverside Dr
Bldg 5 Suite 100W
Irving TX 75039Property Address: 945 5th Ave SW
Alabaster, AL 35007

Date of Sale: August 1, 2025

Total Purchase Price: \$150,000.00

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: 8/4/2025Print: Jeff Underwood, Esq

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
 08/04/2025 09:33:31 AM
 \$182.00 PAYGE
 20250804000236140

Allen S. Bayl

Form RT-1