

Send tax notice to:
Lauren B Stamps
3035 Ritha Circle
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025262

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Five Hundred Twenty Thousand and 00/100 Dollars (\$520,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **A & LR Properties, LLC** whose mailing address is: 2004 Butler Rd Alabaster, AL 35007 (hereinafter referred to as "Grantor") by **Lauren B Stamps and James Brandon Stamps** whose property address is: **3035 Ritha Circle, Birmingham, AL, 35242** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

From the Northeast corner of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 West run Southerly along the East boundary line of said 1/4 - 1/4 Section for 225.0 feet to the point of beginning of the land herein described; thence turn an angle of 91 degrees 18 1/2 minutes to the right and run Westerly 235.0 feet to a point on the arc of a 40.0 foot radius circle; thence turn an angle of 64 degrees 20 1/2 minutes to the left for the chord of this described segment of arc of the above said circle, said chord being. 34.64 feet in length;. thence run along the arc of the above described segment of circle for 35.83 feet; thence from the above described chord turn an angle of 25 degrees 39 1/2 minutes to the left and run Southerly 118.78 feet; thence turn an angle of 84 degrees 18 minutes to the left and run Southeasterly 255.25 feet, more or less, to a point on the East boundary line of said 1/4 - 1/4 Section; thence run Northerly along the East boundary line of said 1/4 - 1/4 Section 175.0 feet to the point of beginning. This land being a part of the NE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 2 West. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.

\$465,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said Grantee(s) as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, A & LR Properties, LLC, by Addhanari Lilibeth Orozco Cruz , its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 7 day of August, 2025.

A & LR Properties, LLC

Addhanari Lilibeth Orozco Cruz
BY: Addhanari Lilibeth Orozco Cruz
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Addhanari Lilibeth Orozco Cruz, whose name as Member of A & LR Properties, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 7 day of August, 2025.

Charles D. Joann
Notary Public
Print Name: Charles D. Joann
Commission Expires: 08/08/2028
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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2025 10:18:13 AM
\$79.50 JOANN
20250808000241990

Allie S. Boyd