20250822000259040 08/22/2025 02:25:07 PM DEEDS 1/3

Document Prepared by: Shannon R. Crull, P.C.

3009 Firefighter Lane Birmingham, AL 35209 Send Tax Notice to:

Barpala, LLC 790 Montclais Rd Ste 215 Birninghan AC 35213

GENERAL WARRANTY DEED

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00), and other good and valuable consideration in hand paid to Joyce Brasher Gardner, an unmarried woman (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by Barpala, LLC, an Alabama Limited Liability Company (hereinafter referred to as "Grantee(s)" whether one or more), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SW corner of the NW ¼ of the NE ¼ Section 20, Township 20 S, Range 2 W; thence N 89 deg. 43 min. 34 sec. E and run 472.48 feet; then N 26 deg. 03 min. 20 sec. E and run 161.71 feet to the POINT OF BEGINNING; thence continue along last described course 210.0 feet; thence N 61 deg. 40 min. W and run 208.71 feet; thence S 26 deg. 03 min. 20 sec. W and run 210.0 feet; thence S 61 deg. 40 min. E and run 208.71 feet to the POINT OF BEGINNING.

Also an easement for ingress, egress and utilities being described as follows:

Commence at the SW corner of the NW ¼ of the NE ¼ Section 20, Township 20 S, Range 2 W;
thence northerly along west line of said ¼ ¼ section run 538.7 feet to the SE ROW of County Road
11; thence N 51 deg. 25 min. 14 sec. E and run 141.89 feet along said SE ROW to the POINT OF
BEGINNING (said point being on centerline of said 20' easement); thence along said centerline run
S 34 deg. 39 min. 13 sec. E for 46.7 feet; thence S 48 deg. 20 min. 29 sec. E and run along centerline
209.94 feet; thence S 50 deg. 50 min. 40 sec. E and run along centerline 123.89 feet; thence S 38 deg.
23 min. 29 sec. E and run 61.91 feet to the end of said easement. Said point being on the NW line of above described property.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

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IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 21st day of August, 2025.

Jøyce Brasher Gardner

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Joyce Brasher Gardner whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

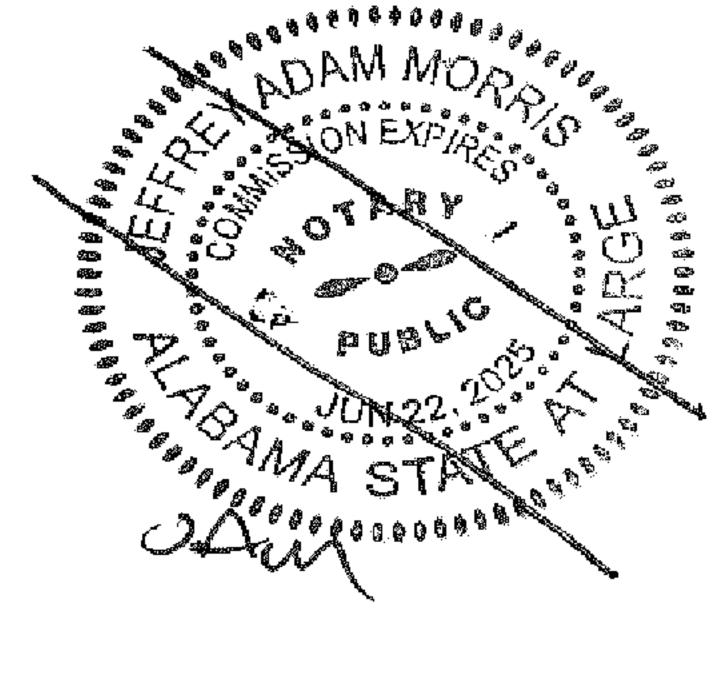
Given under my hand and official seal this 21st day of August, 2025.

Notary Public

My Commission Expires:

8/5/29

SIAAO,



25.1640

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975 Section 40... 22.1

	i mis Document must be jueu in accor	aunce wan Coae oj Alabama 19	/ 5, Bethon 40-22-1
Grantor's Name	Joyce Brasher Gardner	Grantee's Name	Barpala, LLC
Mailing Address	_4300 County Road 11	Mailing Address	_790 Montclair Road, Ste 215
	_Pelham, AL 35124		_Birmingham, AL 35213
Property Address	4220 County Road 11 Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Valu	<u>S</u>
	ice or actual value claimed on this form on of documentary evidence is not requ		ng documentary evidence: (check
		Appraisal Other:	
If the conveyance of this form is no	e document presented for recordation of required.	contains all of the required info	ormation referenced above, the filing
Grantor's name a current mailing a	and mailing address - provide the name	Instructions e of the person or persons conv	eying interest to property and their
Grantee's name a conveyed.	and mailing address - provide the name	e of the person or persons to w	hom interest to property is being
·	- the physical address of the property operty was conveyed.	being conveyed, if available. I	Date of Sale - the date on which
Total nurchase n	rice - the total amount paid for the pur	chase of the property, both rea	Land personal being conveyed by

- 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).

Sign

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Date

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Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County/ Clerk

Shelby County, AL

Print

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(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1