

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: **AL1-25-0534**

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ninety Thousand Dollars And No/100th (\$90,000.00)** 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, **Alferd Bert Harvey, a widower** (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 2, in Block I, according to Lyman's Addition to the Town of Montevallo, Alabama, as shown by Map of Said Lyman's Addition on record in the Probate Office of Shelby County, Alabama in Map Book 3 Page 27.

Alferd Bert Harvey and Alfred Bert Harvey are one and the same.

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 assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, and it's assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he has a good right to sell and convey the same to the said GRANTEE, and 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 26 day of August, 2025.


Alferd Bert Harvey aka Alfred Bert Harvey

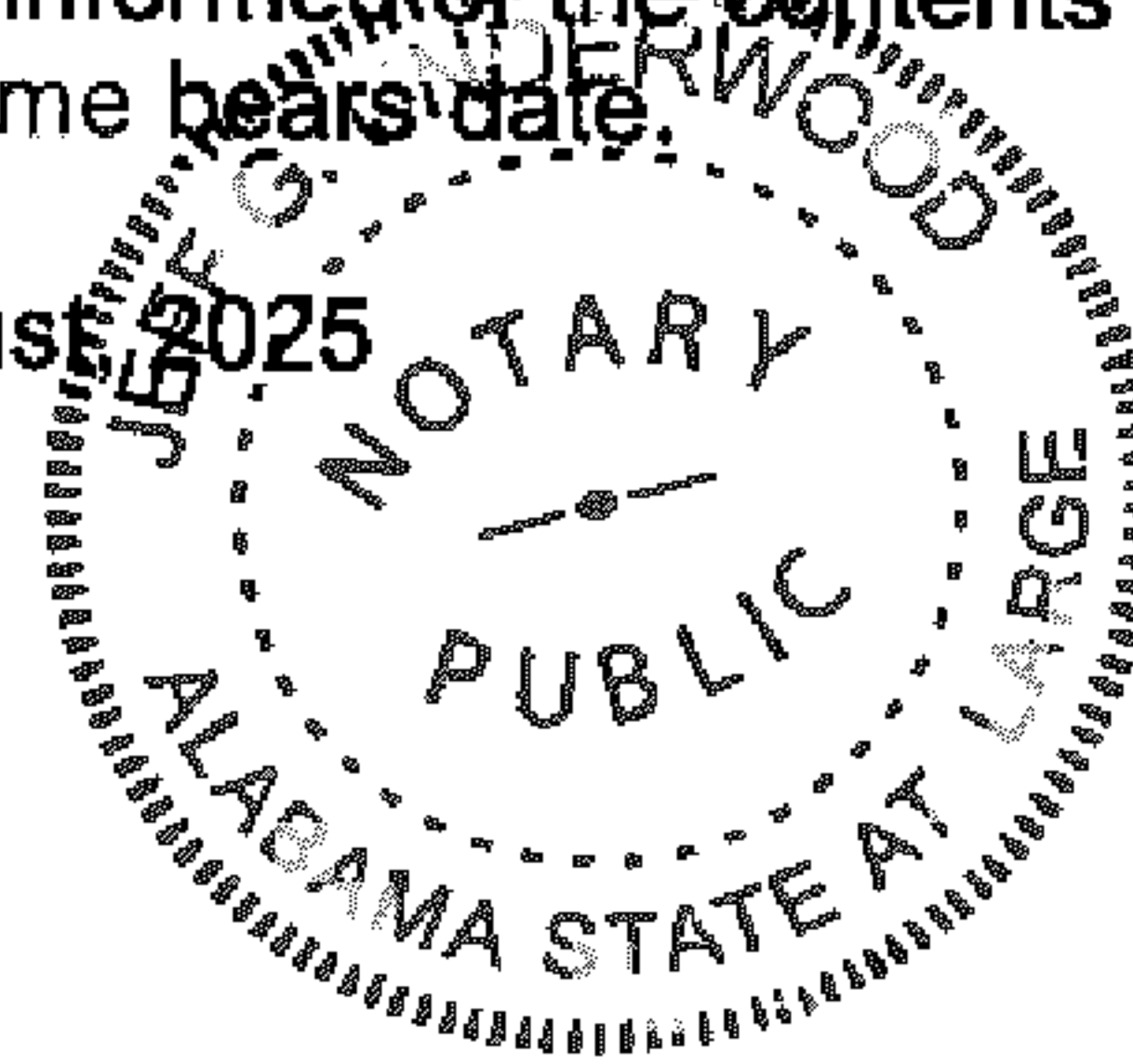
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alferd Bert Harvey aka Alfred Bert Harvey, whose name 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, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2025


Notary public, State of Alabama
My Commission expires 3-15-29



Grantor's Address: 1130 Highland Street, Montevallo AL 35115

Grantee's Address: 5000 Riverside Drive, Bldg 5 Ste 100W, Irving TX 75039

Property Address: 1130 Highland Street, Montevallo, AL 35115

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name: Alferd Bert HarveyMailing Address: 311A Briarfield Forest Dr
Briarfield AL 35035Property Address: 1130 Highland Street
Montevallo, AL 35115Grantee's Name: Bama Capital, LLCMailing Address: 5000 Riverside Dr
Bldg 5 suite 100W
Irving TX 75039Date of Sale: August 26, 2025Total Purchase Price: \$90,000.00

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: 8/26/25Print: 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
 08/28/2025 10:55:10 AM
 \$118.00 PAYGE
 20250828000264000

Allen S. Byrd

Form RT-1