

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

Send Tax Notice To:
Rufus Lawhorn
1130 Highland Street
Montevallo, AL 35115

File: **AL1-25-0535**

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

Know All Men by These Presents,

That in consideration of the sum of **One Hundred Twenty Eight Thousand Dollars and no/100ths (\$128,000.00)** the amount of which can be verified in the sales contract between the parties hereto, and other good and valuable consideration to the undersigned Grantor(s) **Bama Capital, LLC, a Texas limited liability company** (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 hereby these presents, grant, bargain, sell and convey unto **Rufus Lawhorn**, (herein referred to as GRANTEE, whether one or more), in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in **Shelby** County, 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.

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Together with a Purchase Money Mortgage in the amount of \$173,000.00 recorded simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, in fee simple, and to his heirs and assigns together with every contingent remainder and right of reversion.

To Have and to Hold unto Grantee and his heirs and assigns.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this the 26th day of August, 2025.

Bama Capital, LLC

BY: 

John Gabriel Long, Authorized Signatory

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John Gabriel Long, whose name as Authorized Signatory of Bama Capital LLC, 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, as such officer and with full authority, executed the same voluntarily for and as the act of Bama Capital LLC, on the day the same bears date.

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


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


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

Grantee's Address: 2607 Bridlewood Circle, Helena AL 35080

Property Address: 1130 Highland Street, Montevallo, AL 35115

Written Consent of Sole Member in Lieu of Annual Meeting of Member of Bama Capital LLC

The undersigned, being the Sole Member of Bama Capital LLC, a Texas limited liability company (the "Company"), hereby consents pursuant to section 6.202 of the Texas Business Organizations Code to take the following actions and adopt the following resolutions, to have the same effect as if taken and adopted at the annual meeting of Member:

Election of Officers

RESOLVED, that the following persons hereby are appointed or re-appointed as officers of the Company to serve until the next annual meeting of Members of the Company, until written consent in lieu of the annual meeting, or until their successors have been duly appointed:

<u>Name</u>	<u>Title</u>
Stuart Denyer	Chief Executive Officer
Kurt Carlton	President
Robert Nicks	General Counsel
Jeffrey Tusa	Chief Financial Officer
John Gabriel Long	Authorized Signatory
Michael Lam	Authorized Signatory

Ratification of Past Actions

RESOLVED, that the actions taken or caused to be taken by or on behalf of the Company by any officer of the Company (other than any actions that may have been illegal, tortious, or *ultra vires*) since the date of the last meeting of the Members or by written consent in lieu of a meeting hereby are ratified in all respects as the actions of the Company.

Further Instructions to Officers/Authorized Signatories

RESOLVED, that the officers and/or authorized signatories of the Company hereby are authorized and directed on behalf of the Company to execute and deliver all documents, to waive all conditions, and to do all things necessary or helpful to carry out the purposes of the foregoing resolutions. Further, the officers and/or authorized signatories of the Company are appointed and authorized to sign, execute, and deliver any and all documents and instruments related or incident to the sale, purchase, and/or financing of real property on

behalf of the Company. Only one officer's or authorized signatory's signature is required to bind the Company. All actions of any officer of the Company that are consistent with the purposes and intent of the foregoing resolutions hereby are in all respects ratified and adopted as the actions of the Company.

Example Signature Block

RESOLVED, that the appropriate signature block for the Company is below.

Bama Capital LLC

By: _____

Name:

Title:

IN WITNESS WHEREOF, this consent has been signed to be effective as of July 1, 2024.

SOLE MEMBER:

Acquisition Holdings, LLC



Robert Nicks, General Counsel

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

Grantor's Name: Bama Capital, LLC

Grantee's Name: Rufus L. Lawhorn, Jr

Mailing Address: 5000 Riverside Dr
Bldg 5 Suite 100W
Irving TX 75039Mailing Address: 2607 Bridlewood Circle
Helena, AL 35080Property Address: 1130 Highland Street
Montevallo, AL 35115

Date of Sale: August 26, 2025

Total Purchase Price: \$128,000.00

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 GS

Unattested _____

Sign: _____

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2025 11:18:46 AM
\$35.00 BRITTANI
20250828000265010

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

Alli S. Bayl