

SEND TAX NOTICE TO:

EBJ Enterprises LLC
7011 Montrose Road
Hoover, AL 35242

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$365,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Carew Land Holding, LLC, an Alabama Limited Liability Company**, whose address is 7331 S Olympia Ave, #325, Tulsa, OK 74132, (hereinafter "Grantor", whether one or more), by **EBJ Enterprises LLC**, whose address is 7011 Montrose Road, Hoover, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **EBJ Enterprises LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is 7011 Montrose Road, Hoover, AL 35242, to-wit:

Lot 6A, according to the Resurvey of Lot 6 of Greystone 7th Sector, Phase V, as recorded in Map Book 49, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$166,844.33 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Carew Land Holding, LLC, an Alabama Limited Liability Company, by Philip S. Haney, as its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 28 day of August, 2025.

Carew Land Holding, LLC, an Alabama Limited Liability Company

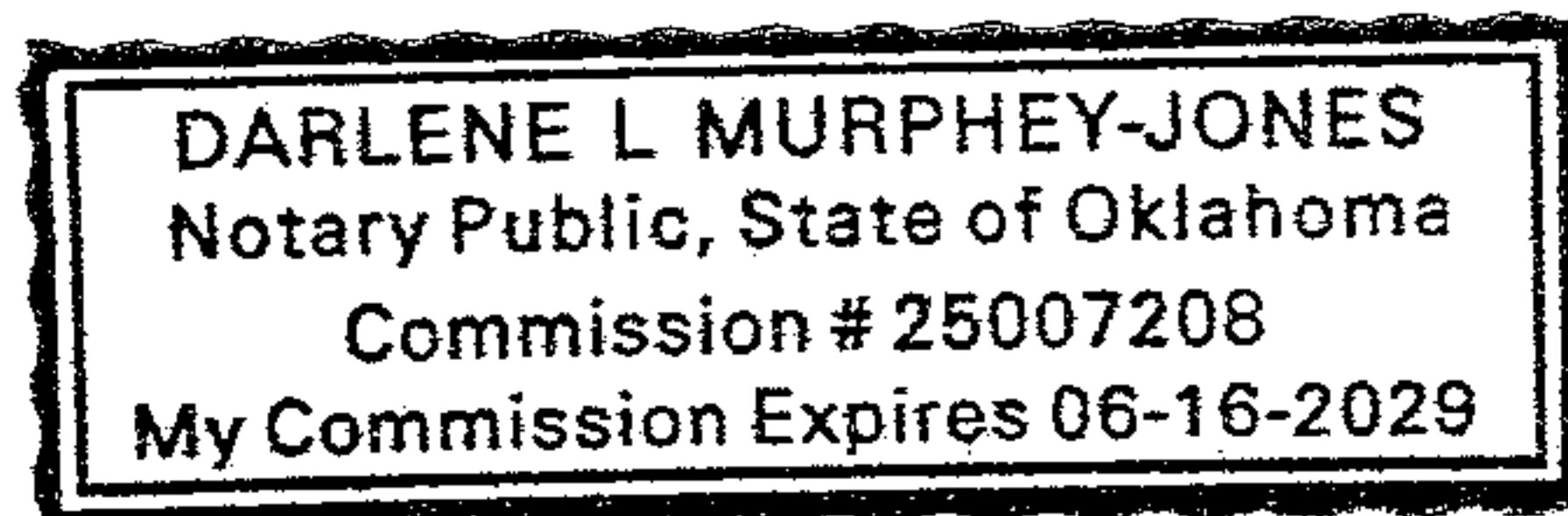
By:

Philip S. Haney, Manager

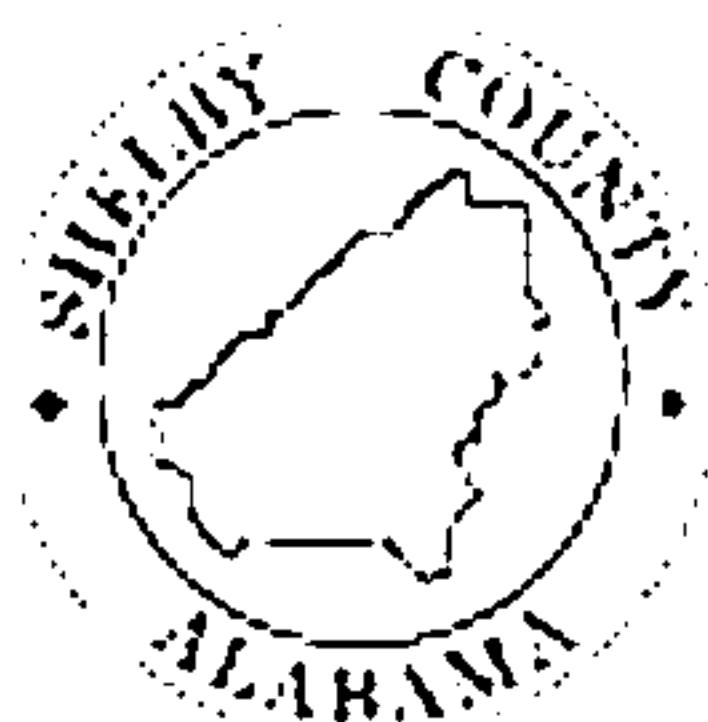
STATE OF Oklahoma
Creek COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Philip S. Haney, whose name as Manager of Carew Land Holding, LLC, an Alabama Limited Liability Company, 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 instrument, (s)he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 28th day of August, 2025.



Darlene L. Murphey-Jones
Notary Public
My commission expires: 06/16/2029



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2025 10:19:08 AM
\$223.50 BRITTANI
20250903000269930

Allen S. Bayl