

Send Tax Notice to:

Ashley Wright

554 Treymoor Lake Circle
Alabaster, AL 35007

This Instrument Prepared By:

Robert McNearney

2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-7915

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY SIX THOUSAND AND 00/100 (\$236,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Champion Capital LLC, an Alabama Limited Liability Company, and JB&M Consulting, Inc., an Alabama Corporation** (herein referred to as "Grantor," whether one or more), whose mailing address is

5537 Timber Hill Road Birmingham AL 35242

by **Ashley Wright** (herein referred to as "Grantee"), whose mailing address is

554 Treymoor Lake Circle, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **554 Treymoor Lake Circle, Alabaster, AL 35007**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$228,920.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28th day of August, 2025

Champion Capital LLC, an Alabama Limited Liability Company

By: [Signature]
David Chandler Howard, Jr., Member

JB&M Consulting, Inc., an Alabama Corporation

By: [Signature]
Matrice Burdick, President

State of Alabama
County of Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Matrice Burdick, as President whose name as President of JB&M Consulting, Inc., an Alabama Corporation, 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 she as such officer and with full authority, executed the same voluntarily for and as the act of JB&M Consulting, Inc., an Alabama Corporation on the day the same bears date.

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

[Signature]
Notary Public

My commission expires: [Signature]

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David Chandler Howard, Jr. as Member**, whose name(s) as **Member(s)** of **Champion Capital LLC, an Alabama Limited Liability Company**, a/an **Alabama** corporation, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Champion Capital LLC, an Alabama Limited Liability Company**, on the day the same bears date.

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

[Signature]
Notary Public, State of

Printed Name

My Commission Expires:

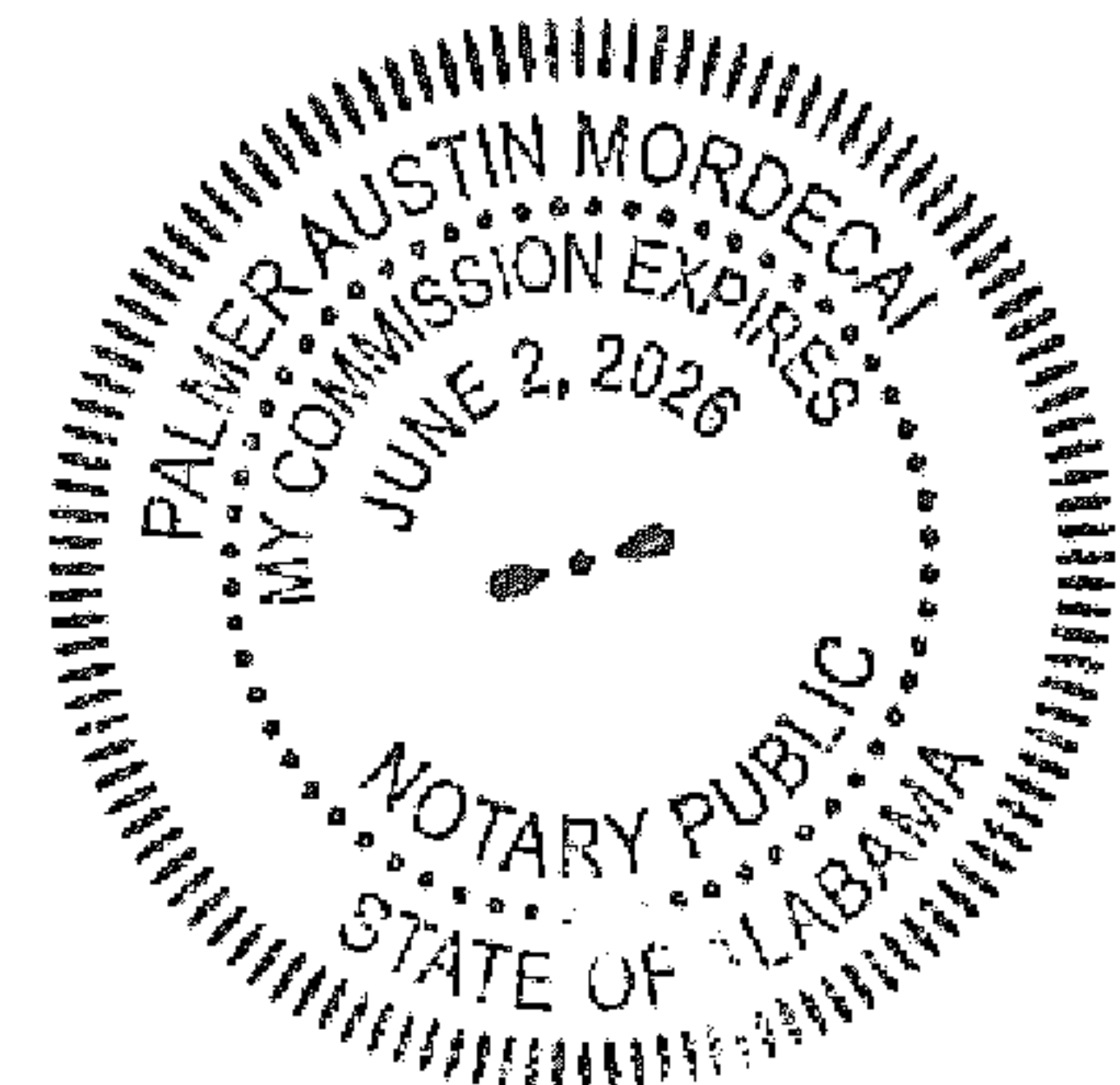


EXHIBIT A

Property 1:

Lot 514, according to the Survey of Weatherly Aberdeen, Sector 18, as recorded in Map Book 21, Page 148, in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/04/2025 03:01:23 PM
\$35.50 BRITTANI
20250904000272480
General Warranty Deed - LE (AL)

Allen S. Bayl