

Return to:
Fidelity Residential Solutions
125 West Street, Suite 200
Annapolis, MD 21401

Order Number:
25MN0943

WARRANTY DEED

STATE OF Alabama)
)
COUNTY OF Shelby)

Send Future Tax Notices to:
Rashien Scott Ahrabli
589 White Tail Run
Chelsea, AL 35043

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Five Hundred Sixty-Seven Thousand Five Hundred Dollars and Zero Cents (\$567,500.00) and other valuable consideration, to the undersigned Grantor, **BUILDER SYSTEMS, LLC**, whose mailing address is 1157 Simms Road, Alabaster, AL 35007, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **RASHIEN SCOTT AHRABLI**, unmarried, whose mailing address is 589 White Tail Run, Chelsea, AL 35043, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOTS 655, ACCORDING TO THE SURVEY OF DEER RIDGE LAKES SECTOR 6, PHASE 2, AS RECORDED IN MAP BOOK 37, PAGE 59, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Deed Instrument No. 20171130000428830.

APN: 14 6 14 0 000 056.000

Commonly known as: 589 White Tail Run, Chelsea, AL 35043

Fair Market Value: ~~\$581,200.00~~ \$539,125.00 of the Consideration was paid from the proceeds of mortgage loan

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above-described property is not the homestead of the Grantors herein or either one of them.



TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns forever. And Grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, Grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Fidelity Residential Solutions, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

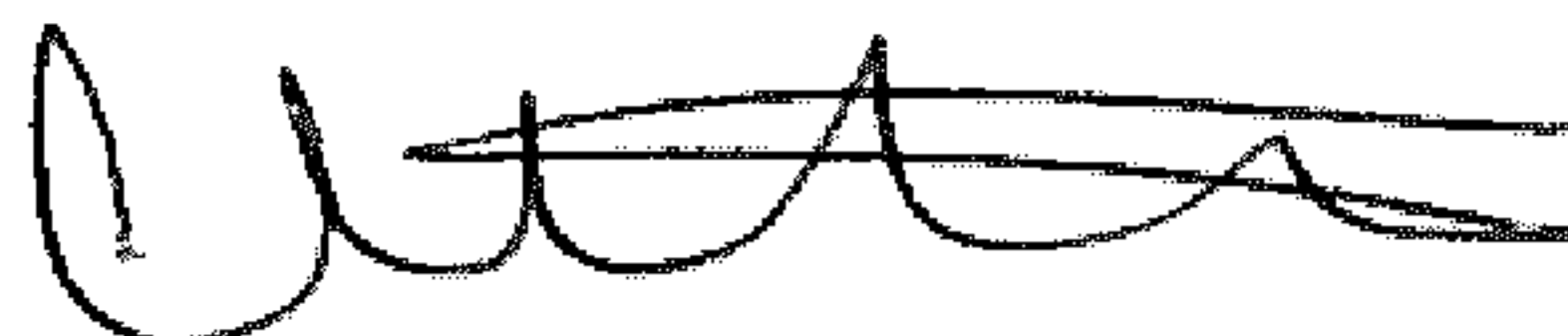
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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 7 day of October, 2025.

GRANTOR:

BUILDER SYSTEMS, LLC



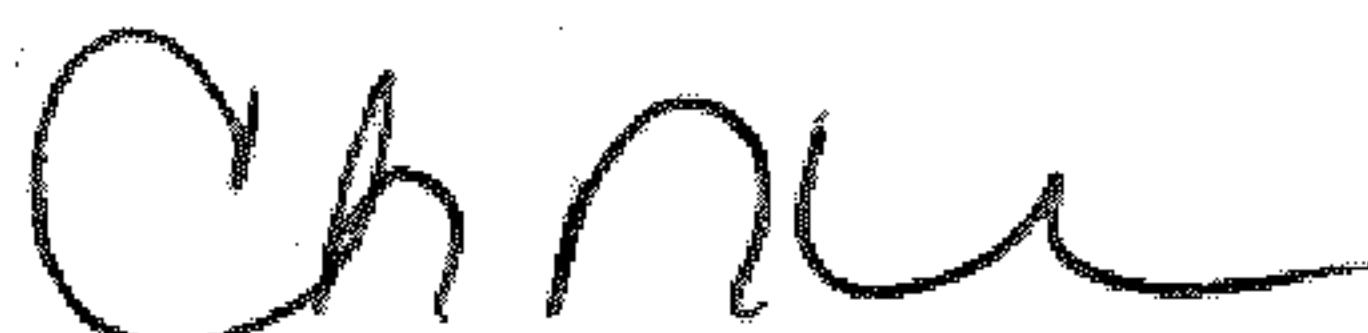
By: CHARLES M. KITCHEN
Its: Sole Member

STATE OF Alabama)
COUNTY OF Shelby)

I, Christy N. Williams, a Notary Public for the State of AL, do hereby certify that CHARLES M. KITCHEN, whose name as Sole Member of BUILDER SYSTEMS, 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/she, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this the 7 day of October, 2025.

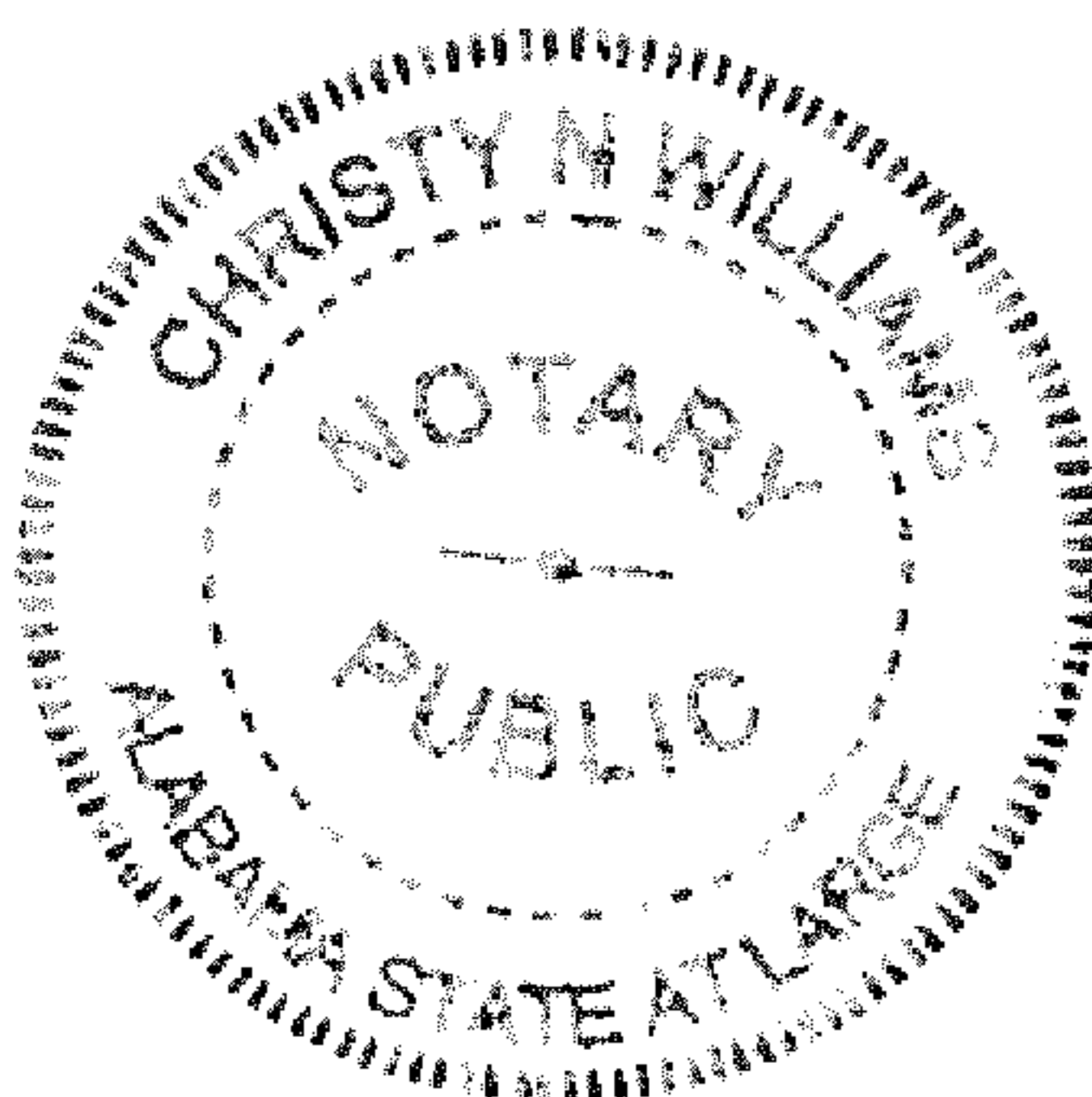
(NOTARY SEAL)



Notary Public

My commission expires: 1/15/29

This instrument was prepared by:
Jason A. Gang, Esq.
for Smolar Andriko Law Group
1245 Hewlett Plaza #478
Hewlett, NY 11557
Alabama Bar ID: 1940N44H



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2025 02:05:50 PM
\$56.50 BRITTANI
20251008000310800



Alvin S. Bayl

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