

This Instrument Prepared By
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

SPECIAL WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Eighteen Thousand And No/100 DOLLARS (\$118,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Bama Capital LLC, a Texas limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Kings Point Holdings, LLC, a Alabama Limited Liability Company** (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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOTS 18 AND 19, BLOCK 3, ACCORDING TO WILMONT GARDENS SUBDIVISION, AS RECORDED IN MAP BOOK 4, PAGE 6 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

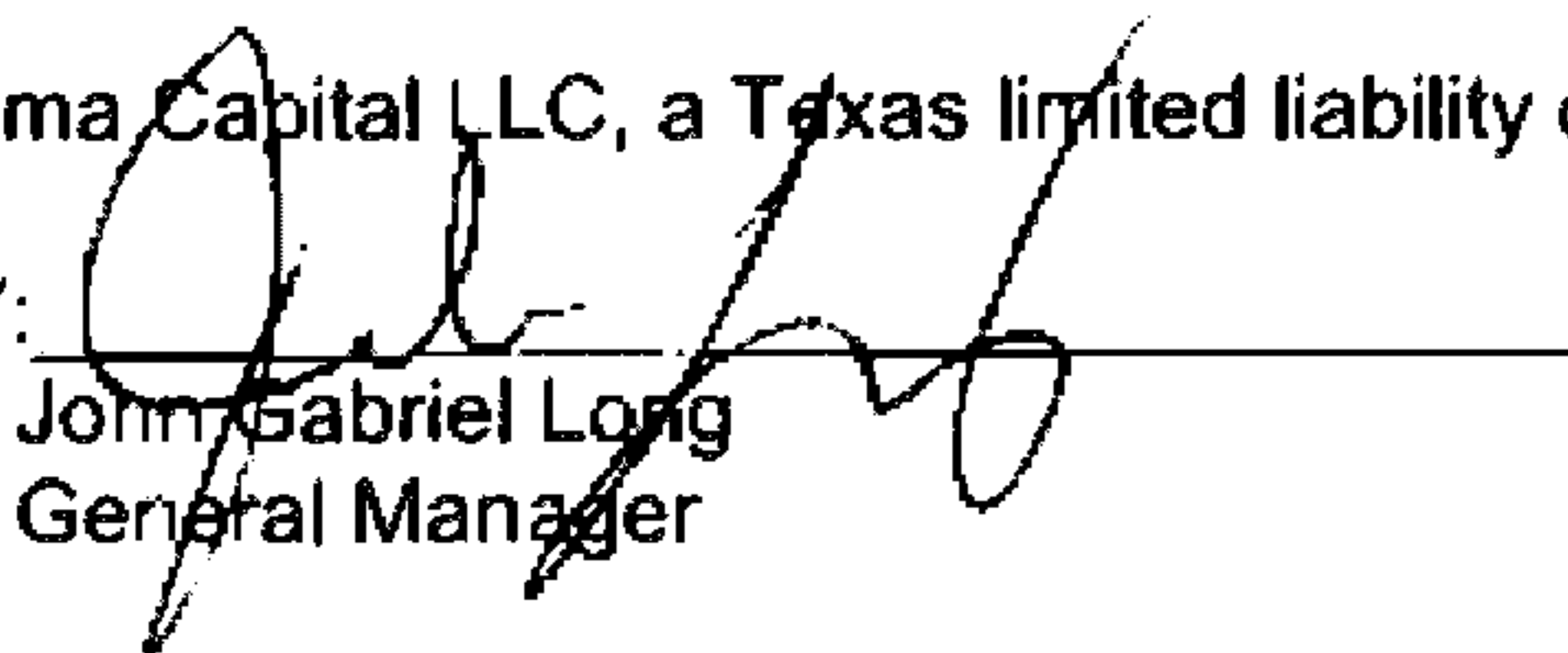
Also known by street and number as: 67 Lawler St, Montevallo, AL 35115
APN Parcel ID: 36 2 09 1 001 051.000; 36 2 09 1 001 051.001

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.

Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 20th day of October, 2025.

Bama Capital LLC, a Texas limited liability company

BY: 

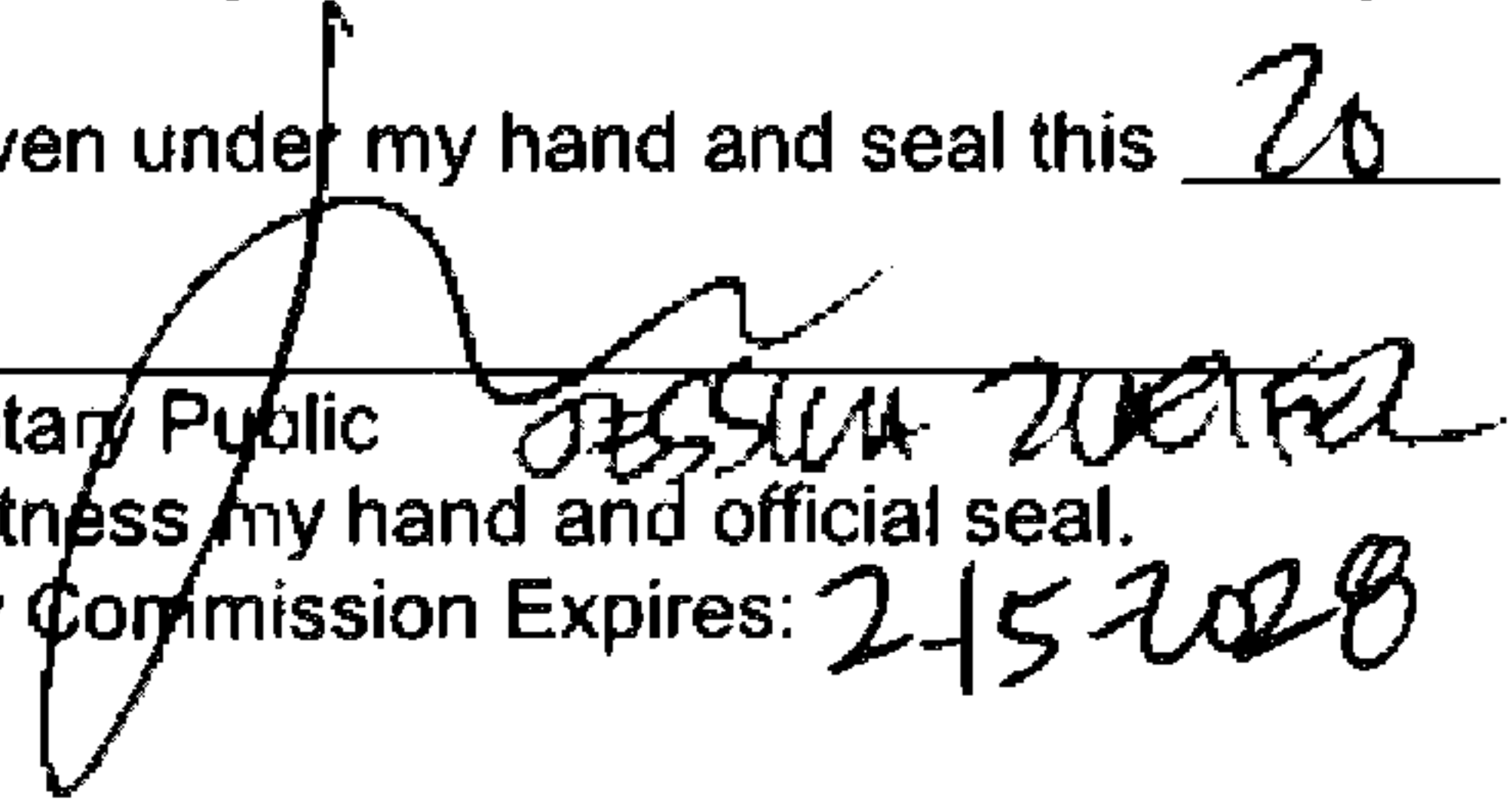
John Gabriel Long
General Manager

STATE OF Alabama

COUNTY OF Jefferson

I, JESSICA ZWEIFEL, a Notary Public, do hereby certify that John Gabriel Long, General Manager of Bama Capital LLC, a Texas limited liability company whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal this 20 day of October, 2025.


Notary Public

Witness my hand and official seal.

My Commission Expires: 2-15-2028

JESSICA ZWEIFEL Notary Public, Alabama State at Large My Commission Expires 2/15/2028

Grantor's Address: 5000 Riverside Drive, Building 5, Suite 100W, Irving, TX 75039

Grantee's Address: 5124 Meadow Brook Rd, Birmingham, AL 35242

Property Address: 67 Lawler St, 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: Bama Capital LLC, a Texas limited liability company

Grantee's Name: Kings Point Holdings, LLC, a Alabama Limited Liability Company

Mailing Address: 5000 Riverside Drive
Building 5, Suite 100W
Irving, TX 75039Mailing Address: 5124 Meadow Brook Rd
Birmingham, AL 35242Property Address: 67 Lawler St
Montevallo, AL 35115

Date of Sale: October 20, 2025

Total Purchase Price: \$118,000.00

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: 10/20/2025



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

10/29/2025 09:30:07 AM

\$29.00 JOANN

20251029000330640

Print: John Gabriel Long

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Allie S. Bayl