

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20251117000352030
11/17/2025 02:57:27 PM
DEEDS 1/2

WARRANTY DEED

SEND TAX NOTICES TO:

492 Co Rd 1053
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of FORTY EIGHT THOUSAND FIVE HUNDRED AND 00/100(48,500.00) and other valuable considerations to the undersigned GRANTOR(S), **Red Sparrow Properties LLC, an Alaska Limited Liability Company**, in hand paid by the GRANTEE(S), **Greater Path Properties LLC, a Limited Liability Company**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

Lot Number thirty-one (31) in Block Number Six (6) all according to Arden Subdivision to the Town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 139 on Page 269 in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except that certain right-of-way to the Alabama Department of Transportation.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.


NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 26th day of September, 2025.

**Red Sparrow Properties LLC, an Alaska
Limited Liability Company**

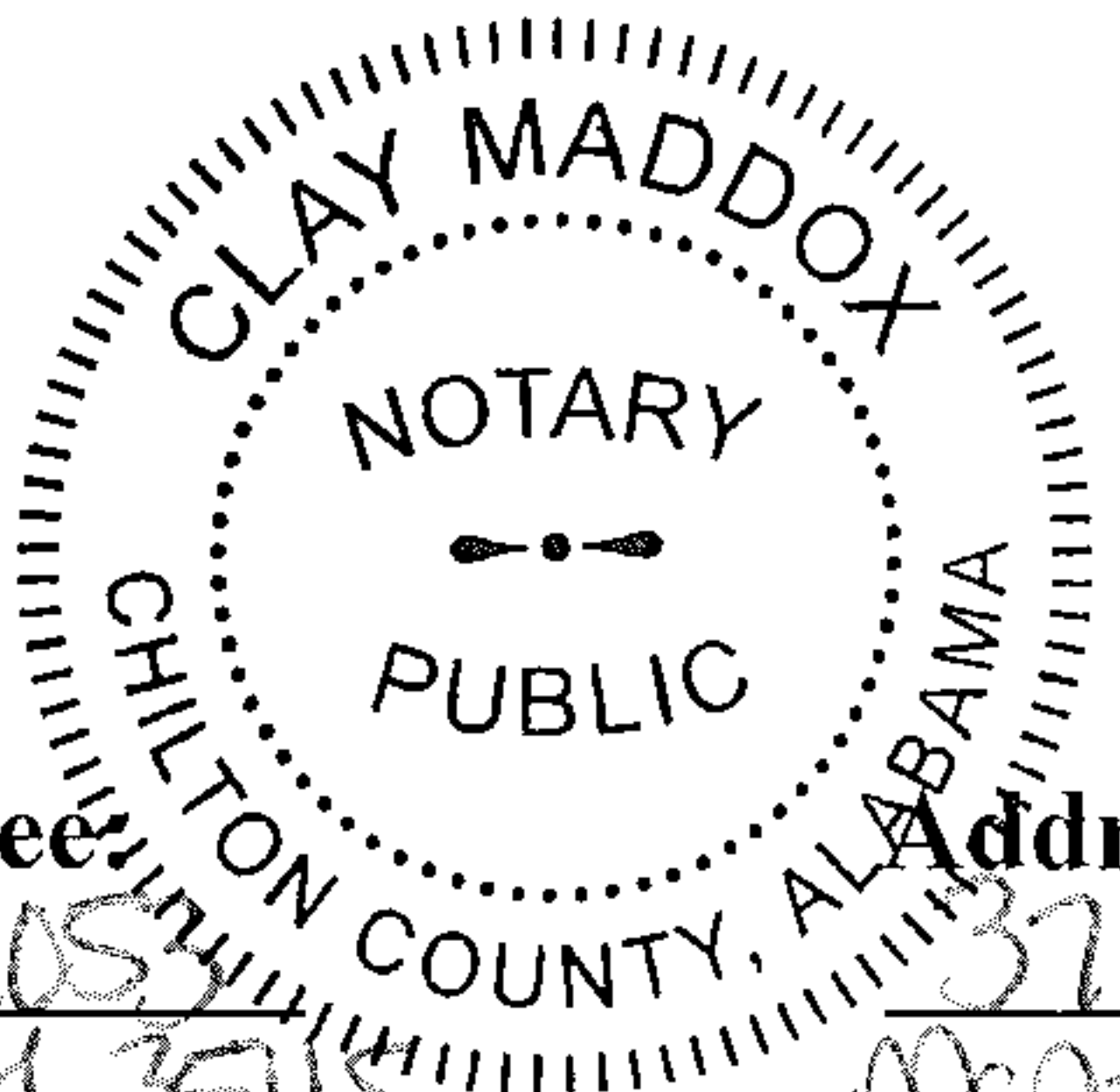
By: 

Anita T. Frederick

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Red Sparrow Properties LLC** is(are) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2025.




NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
492 Co Rd 105
Montevallo, AL 35115

Address of Grantor:
370 Parkway Cir
Montevallo, AL 35115

Property Address:
140 Pineview Road,
Montevallo, AL 35115

Real Value: \$48,500.00



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2025 02:57:27 PM
\$73.50 JOANN
20251117000352030**

Allen S. Bayl