

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

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 NINETY ONE THOUSAND AND 00/100(91,000.00) and other valuable considerations to the undersigned GRANTOR(S), **Red Sparrow Investments, LLC, a 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 4 in Block "Q", according to Lyman's Addition to the Town of Montevallo, as recorded in Map Book 3 Page 27 in the Probate Office of Shelby County, Alabama.

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.

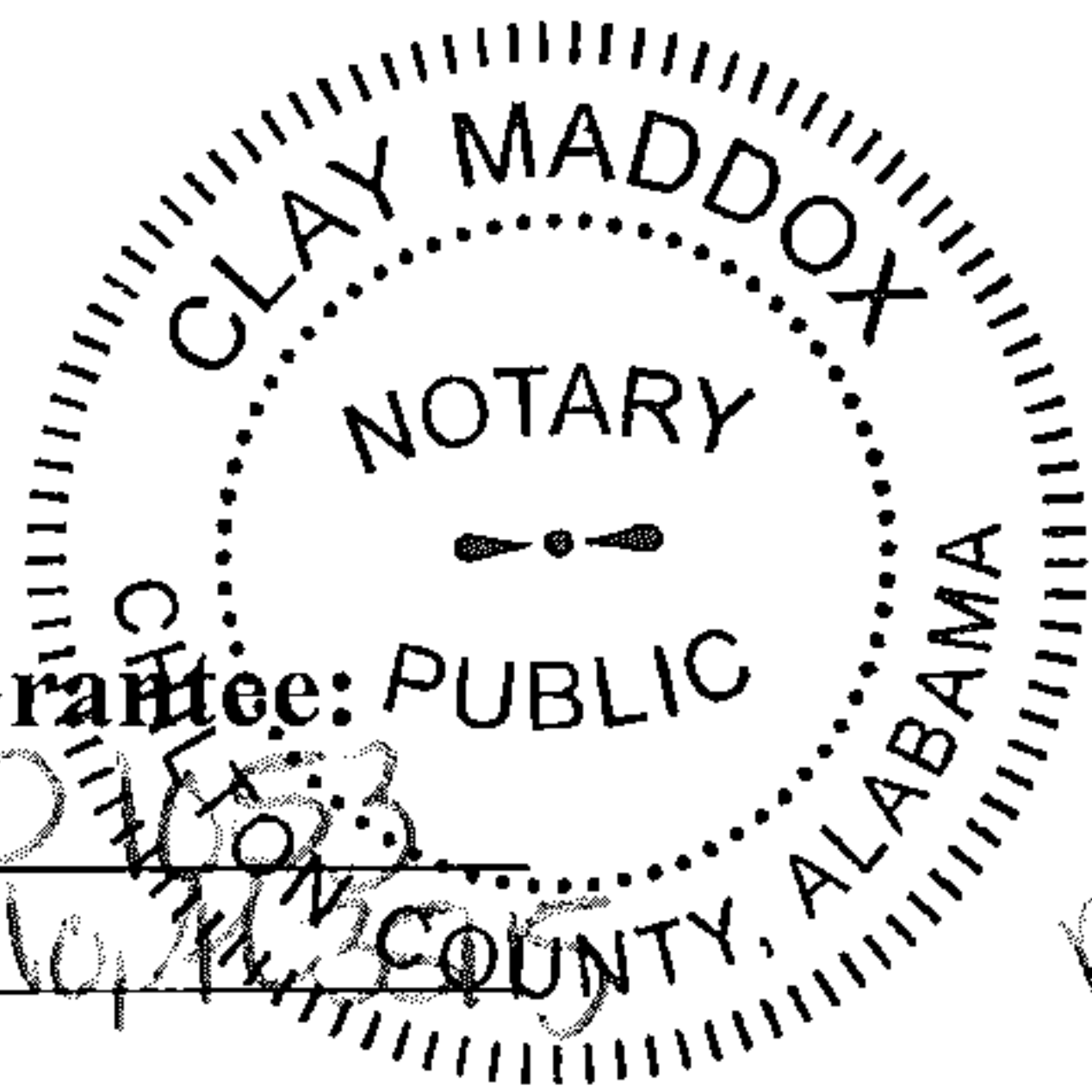
**Red Sparrow Investments, LLC, a
Limited Liability Company**

By: Anita T. Frederick
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 Investments, 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 28th day of September, 2023.



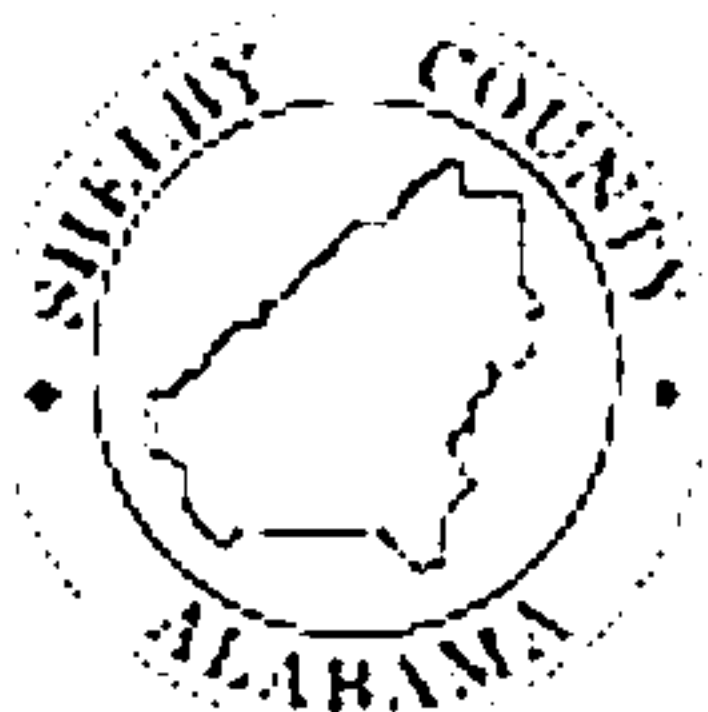
NOTARY PUBLIC
My Commission Expires: 4-25-21

Address of Grantee: PUBLIC
492 CORDON
Montevallo, AL 35115

Address of Grantor:
370 Parkway Cir
Montevallo, AL 35115

Property Address:
**1321 Oak Street, Montevallo,
AL 35115 and 1311 Oak
Street, Montevallo, AL 35115**

Real Value: \$91,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2025 03:03:59 PM
\$116.00 JOANN
20251117000352080

Allie S. Bayl