

SEND TAX NOTICE TO:

Kenneth Baumann, Jr. and Theresa Baumann
186 River Birch Road
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Southledge Ventures LLC, an Alabama Limited Liability Company**, whose address is 442 South Highland Ridge Lane, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Kenneth Baumann, Jr. and Theresa Baumann**, whose address is 186 River Birch Road, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Kenneth Baumann, Jr. and Theresa Baumann, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 658 Griffin Road, Chelsea, AL 35043, to-wit:

Begin at the SW corner of the NW 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 2 West, Shelby County, Alabama: thence north 01°35' 42" east along the west line of said 1/4 - 1/4 section a distance of 975.50'; thence south 87°30' 54" east a distance of 1039.64'; thence south 01°35' 42" west a distance of 314.03'; thence north 87°07' 32" west a distance of 186.97'; thence south 02°45' 48" west a distance of 210.00'; thence north 87°07' 44" west a distance of 622.28'; thence south 02°45' 45" west a distance of 456.84'; thence north 87°31'03" west a distance of 216.91' to the point of beginning.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

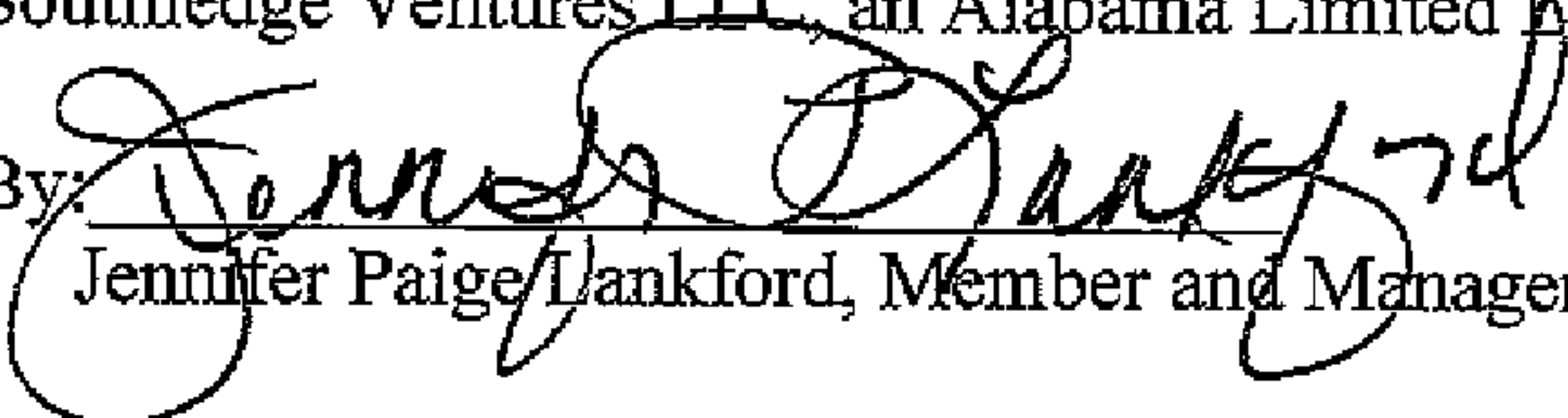
Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Southledge Ventures LLC, an Alabama Limited Liability Company, by Jennifer Paige Lankford, as its Member and Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 10th day of November, 2025.

Southledge Ventures LLC, an Alabama Limited Liability Company

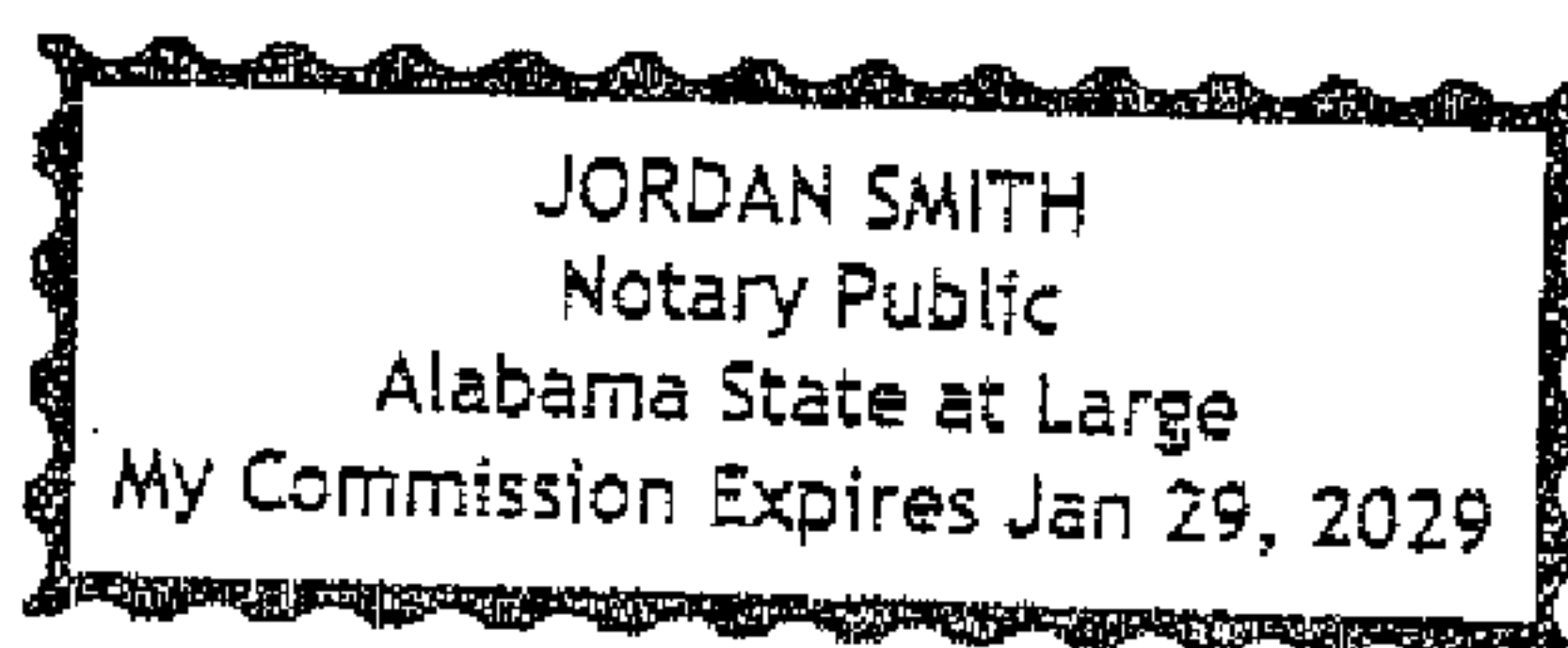
By:


Jennifer Paige Lankford, Member and Manager

STATE OF ALABAMA
SHELBY COUNTY

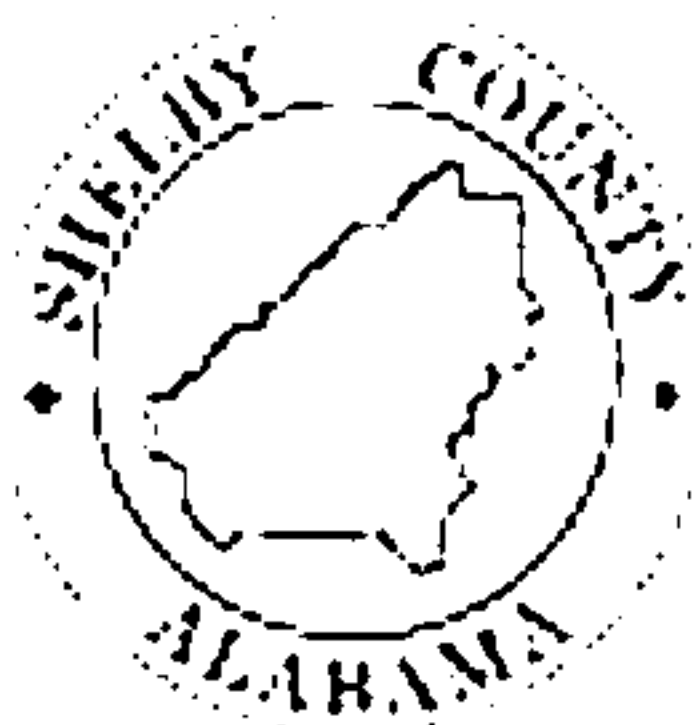
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jennifer Paige Lankford, whose name as Member and Manager of Southledge Ventures LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, (s)he, as such Member and Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 10th day of November, 2025.




Notary Public

My commission expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/19/2025 12:37:19 PM
\$260.00 KELSEY
20251119000355010

