

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 Seventy Thousand And No/100 DOLLARS (\$170,000.00)** 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 **Malbrough Enterprise LLC, an 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:

LOT 31, ACCORDING TO THE SURVEY OF WOODLAND HILLS-FIRST PHASE-FIFTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 152, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 125 Mountain Pkwy, Maylene, AL 35114
APN/Parcel ID: 23 2 04 0 001 086.000

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 18th day of November, 2025.

Bama Capital LLC, a Texas limited liability company
BY: [Signature]
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 18 day of NOVEMBER, 2025.

[Signature]
Notary Public JESSICA ZWEIFEL
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: 755 North Avenue NE, Atlanta, GA 30306
Property Address: 125 Mountain Pkwy, Maylene, AL 35114



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2025 02:58:07 PM
\$29.00 KELSEY
20251126000364270

Allen S. Bayl

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: Malbrough Enterprise LLC, an Alabama limited liability company

Mailing Address: 5000 Riverside Drive
Building 5, Suite 100W
Irving, TX 75039

Mailing Address: 755 North Avenue NE
Atlanta, GA 30306

Property Address: 125 Mountain Pkwy
Maylene, AL 35114

Date of Sale: November 18, 2025

Total Purchase Price: \$170,000.00

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: 11/18/2025

Print: John G. Long

____ Unattested _____
(verified by)

Sign: _____
(Grantor/Grantee/Owner/Agent) circle one