

Send Tax Notice to:
ALBZ Assets, LLC
1432a Ventura Blvd #1137
Los Angeles, CA 35235

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-11590

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED TWENTY TWO THOUSAND FOUR HUNDRED AND 00/100 (\$122,400.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Jennifer Wade, a single person (herein referred to as "Grantor,"** whether one or more), whose mailing address is
1905 Carlisle Dr, Birmingham, AL 35235

by **ALBZ Assets, LLC (herein referred to as "Grantee"),** whose mailing address is
1432a Ventura Blvd #1137, Los Angeles, CA 91423

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **319 7th Street Northwest, Alabaster, AL 35007,**
and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$173,600.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

Jennifer A. Grathouse and Jennifer Wade is one and the same person.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 20 day of November, 2025.

Jennifer Wade
Jennifer Wade

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Wade whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

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

Nedra McClinton Garrett

Notary Public
My Commission Expires:

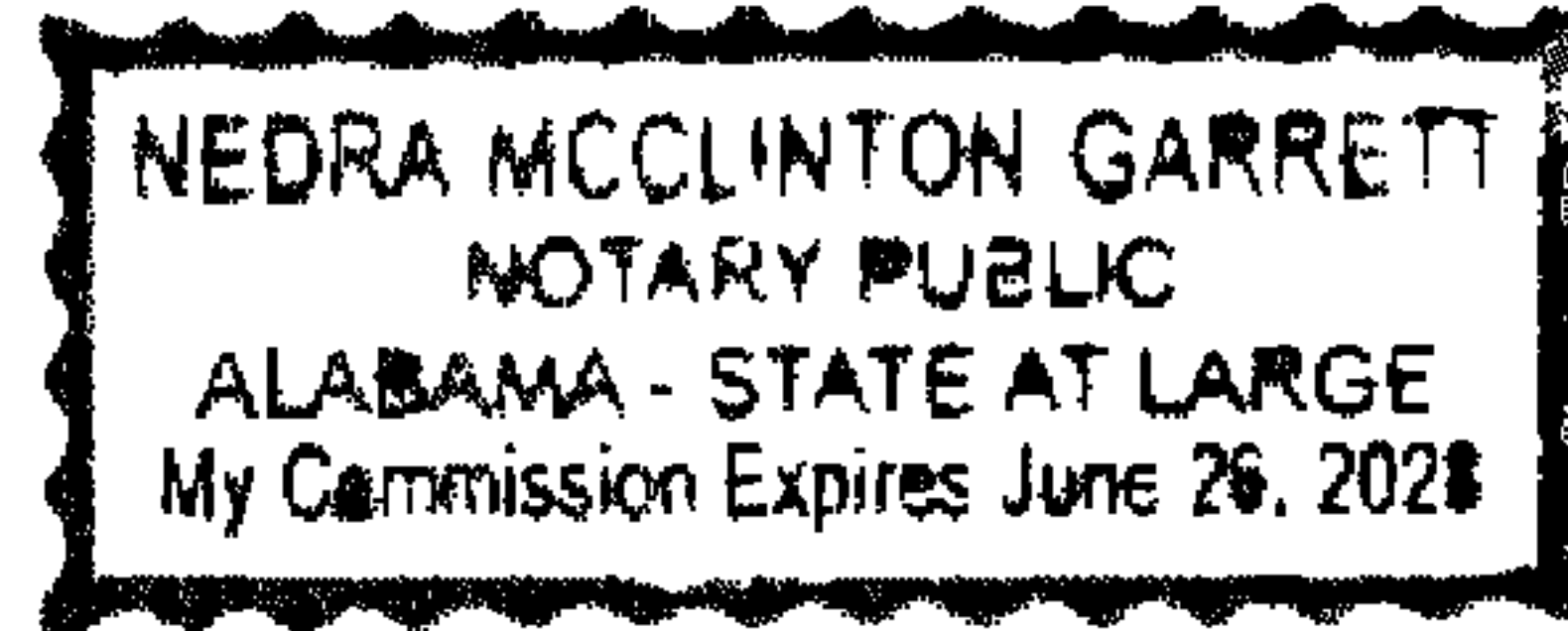


EXHIBIT A

Property 1:

Lot 2, according to the Resurvey of Blocks 5 and 12 of Alabaster Gardens, as recorded in Map Book 9, Page 51, in the Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/03/2025 11:33:47 AM
\$29.00 JOANN
20251203000370020

Allen S. Bayl