

This Instrument was prepared by:  
Gregory D. Harrelson, Esq  
111 Owens Pkwy #A  
Birmingham, AL 35244

Send Tax Notice To:  
Gabriel Scott Haynie  
361 Moreland Rd  
Brierfield, AL 35035

**WARRANTY DEED**

STATE OF ALABAMA            )  
  )        KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF SHELBY         )

That in consideration of THIRTY THOUSAND and 00/100 DOLLARS (\$30,000.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, RED SPARROW INVESTMENTS, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto GABRIEL SCOTT HAYNIE (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2A, according to a Resubdivision of Lot 1 and Lot 2, Block J, of Lyman's Addition to the Town of Montevallo as recorded in Map Book 60 at Page 91 in the Probate Office of Shelby County, Alabama.

Subject to: (1) Ad valorem taxes due and payable October 1, 2026 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Any item disclosed on that certain policy of title insurance obtained in connection with this transaction; (5) Current zoning and use restrictions.

\$22,500.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

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

IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 11th day of December, 2025.

Red Sparrow Investments, LLC

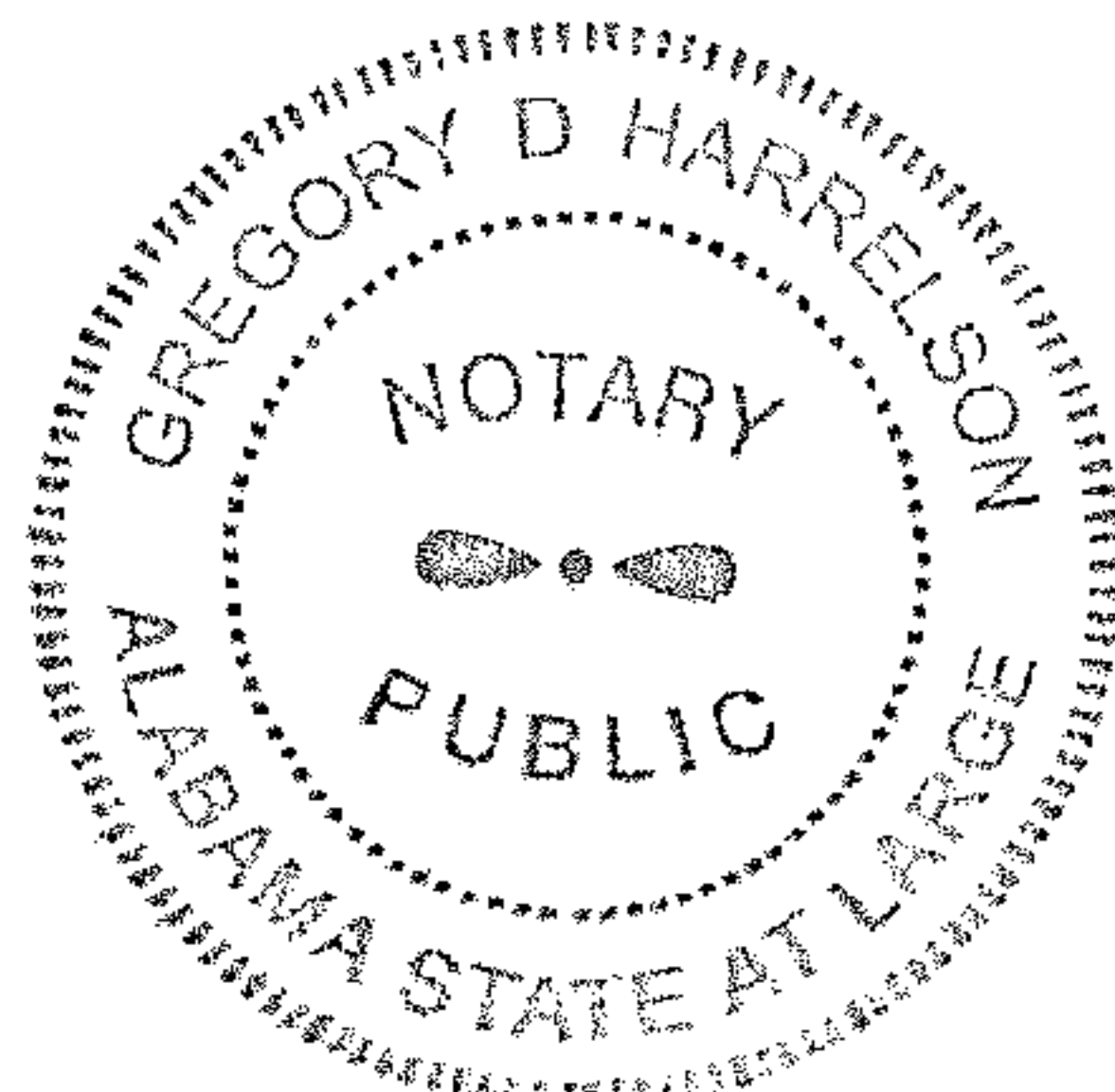



By: Anita T. Frederick  
Its: Member

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Anita T. Frederick, whose name as Member of Red Sparrow Investments, LLC is 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, she, as such Member and with full authority executed the same voluntarily for and as the act of said company on the day the same bears date.

Given under my hand and official seal, this the 11<sup>th</sup> day of December, 2025.



  
NOTARY PUBLIC  
My Commission Expires 8/21/27

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Red Sparrow Investments LLC
Mailing Address 370 Parkway Circle
Montevallo, AL 35115

Grantee's Name Gabriel Scott Haynie
Mailing Address 361 Moreland Rd
Brierfield, AL 35035

Property Address 1130 Nabors St, Lot 2A
Montevallo, AL 35115

Date of Sale 12/11/2025

Total Purchase Price \$ 30,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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
Sales Contract
Closing Statement

- Appraisal
Other

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 12/11/2025

Print ANITA T. FREDERICK

Attested Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk (verified by)

Sign Anita T. Frederick
(Grantor/Grantee/Owner/Agent) circle one



Shelby County, AL
12/17/2025 02:38:41 PM
\$32.50 JOANN
20251217000386130

Print Form

Form RT-1

Alvin S. Bevil