

20260102000001130 1/3 \$131.50
Shelby Cnty Judge of Probate, AL
01/02/2026 10:46:38 AM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East Suite 160 Birmingham, AL 35223	Send Tax Notice To: Best Homes & Properties, LLC Behold, LLC 2246 Winchester Rd NE Ste 300 PMB 101 Huntsville, AL 35811
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STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Hundred Three Thousand Five Hundred and No/100 Dollars, (\$103,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Jawina Ruth and husband, Reginald Ruth and Spencer Barnett, an unmarried man** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Best Homes & Properties, LLC, an Alabama limited liability company, as to an undivided one-half interest and Behold, LLC, an Alabama limited liability company, as to an undivided one-half interest** (hereinafter referred to as GRANTEES), successors and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Lot 17, according to the Survey of Old Virginia First Addition, as recorded in Map Book 8, Page 22, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2026 and subsequent years not yet due and payable until October 1, 2026.

Existing covenants and restrictions, easements, building lines and limitations of record.

Jawina Ruth is one and the same person as Jawina M. Ruth.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, successors and assigns forever.

AND SAID GRANTORS, for said GRANTORS', GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTORS' are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTORS have a good right to sell and convey said Real Estate; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns, forever against the lawful claims of all persons.

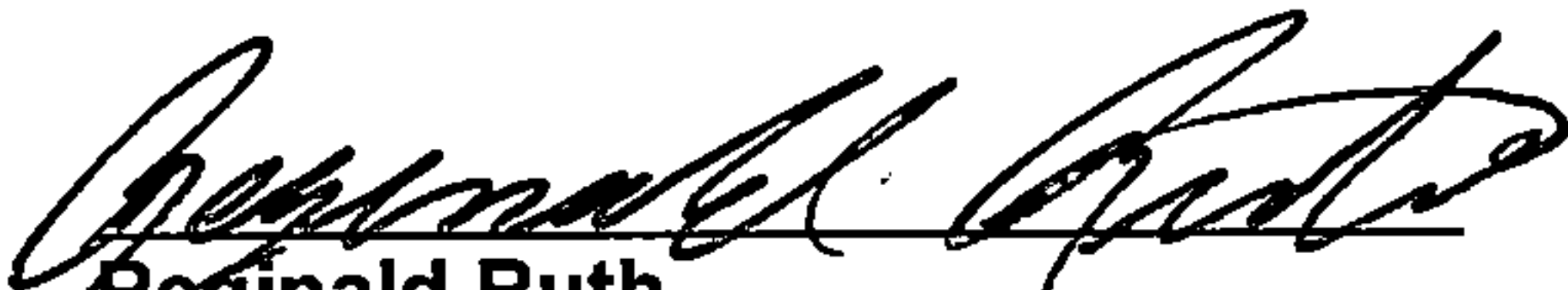
Shelby County, AL 01/02/2026
State of Alabama
Deed Tax: \$103.50

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IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of December, 2025.


Jawina Ruth


Spencer Barnett


Reginald Ruth


By: Jawina Ruth
as his Attorney in Fact

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jawina Ruth** and husband, **Reginald Ruth**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office on this the 30th day of December, 2025.


NOTARY PUBLIC
My Commission Expires: 06-02-2027



Power of Attorney Notary Acknowledgment

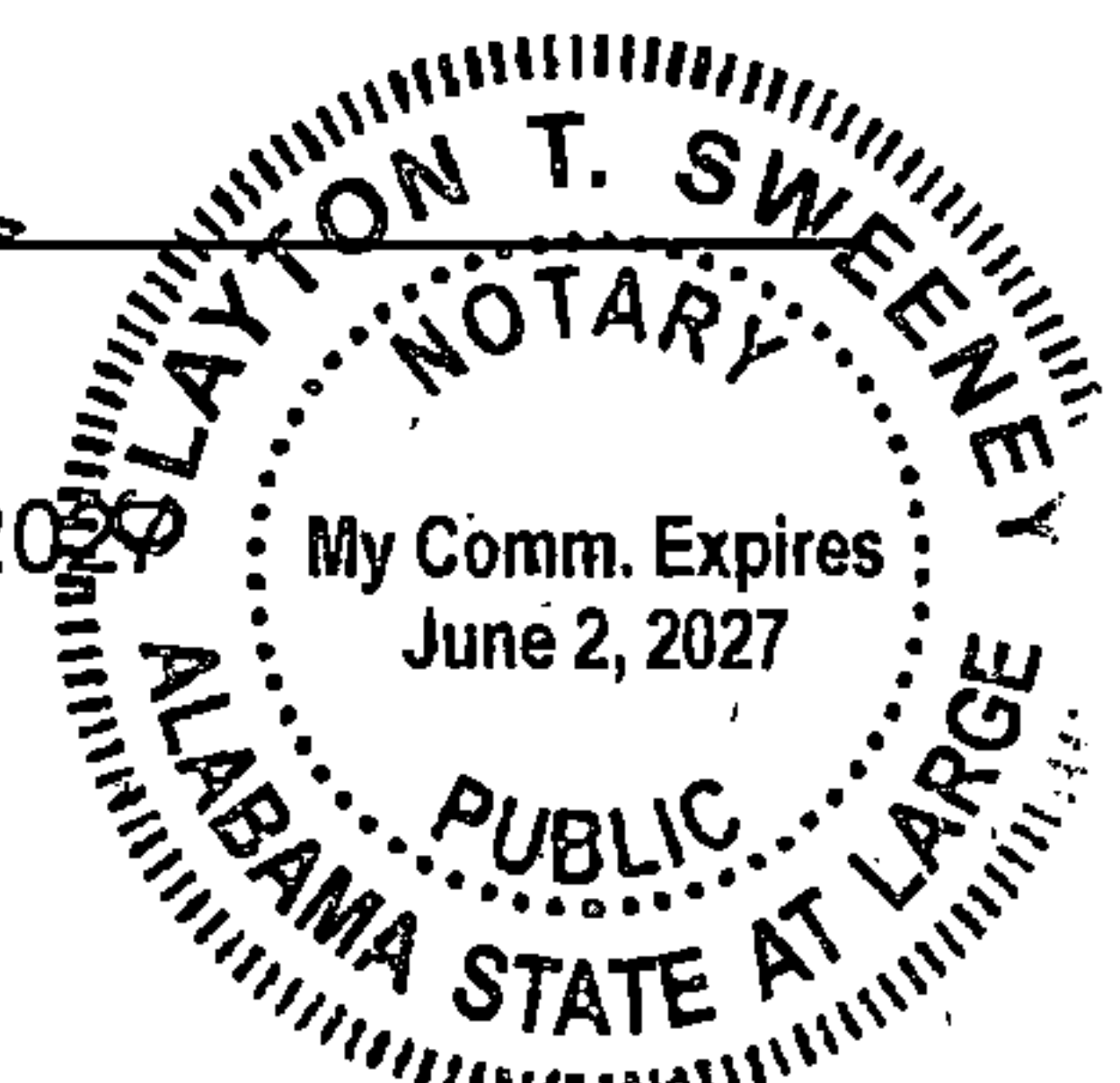
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, Clayton T. Sweeney, a Notary Public, in and for said county and in said state, hereby certify that **Jawina Ruth**, whose name as Agent or Attorney in Fact for **Spencer Barnett, an unmarried man**, under that certain Limited Durable Power of Attorney recorded simultaneously herewith in **Instrument No. 20230816000247270**, in the Probate Office of Shelby County, Alabama, 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, he, in his capacity as such Agent or Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office on this the 30th day of December, 2025.


NOTARY PUBLIC

My commission expires: 06/02/2027



Real Estate Sales Validation Form

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

Grantor's Name	Jawina Ruth Reginald Ruth Spencer Barnett	Grantee's Name	Best Homes & Properties, LLC Behold, LLC
Mailing Address	4513 Oxford Rd Birmingham, AL 35242	Mailing Address	2246 Winchester Rd NE Ste 300 PMB101 Huntsville, AL 35811
Property Address	4513 Oxford Rd Birmingham, AL 35242	Date of Sale	December 30, 2025
		Total Purchase Price	\$ 103,500.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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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)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input type="checkbox"/> 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 _____

Jawina Ruth: *Jawina Ruth*
Reginald Ruth: *Reginald Ruth*
Print Spencer Barnett: *Spencer Barnett*
By: Jawina Ruth, his Attorney in Fact

Unattested
(verified by)

Sign *Jawina Ruth*
(Grantor/Grantee/Owner/Agent) circle one