

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

183 CO RD 1056
Clanton, AL 35046

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of SIXTY SIX THOUSAND TWO HUNDRED FIFTY AND 00/100(66,250.00) and other valuable considerations to the undersigned GRANTOR(S), **SADDLEWOOD, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, in hand paid by the GRANTEE(S), **LITTLETON RESIDENTIAL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

LOT 2 AS SHOWN ON THE PLAT RECORDED ON 06/28/2024, IN MAP BOOK 60 PAGE 20, INSTRUMENT NUMBER 20240628000195370, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20251223000392800.

Subject to all restrictions, reservations, easements, rights-of-way, provisions encroachments, covenants, terms, conditions, and building set back lines of record including those as shown on the plat or survey of Highpoint Rentals West recorded in Map Book 60 Page 20 in the Office of the Judge of Probate of Shelby County.

NOTE: \$49,687.00 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

GRANTOR makes no representation or warranties of any kind or character express or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a

good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 5th day of January, 2026.

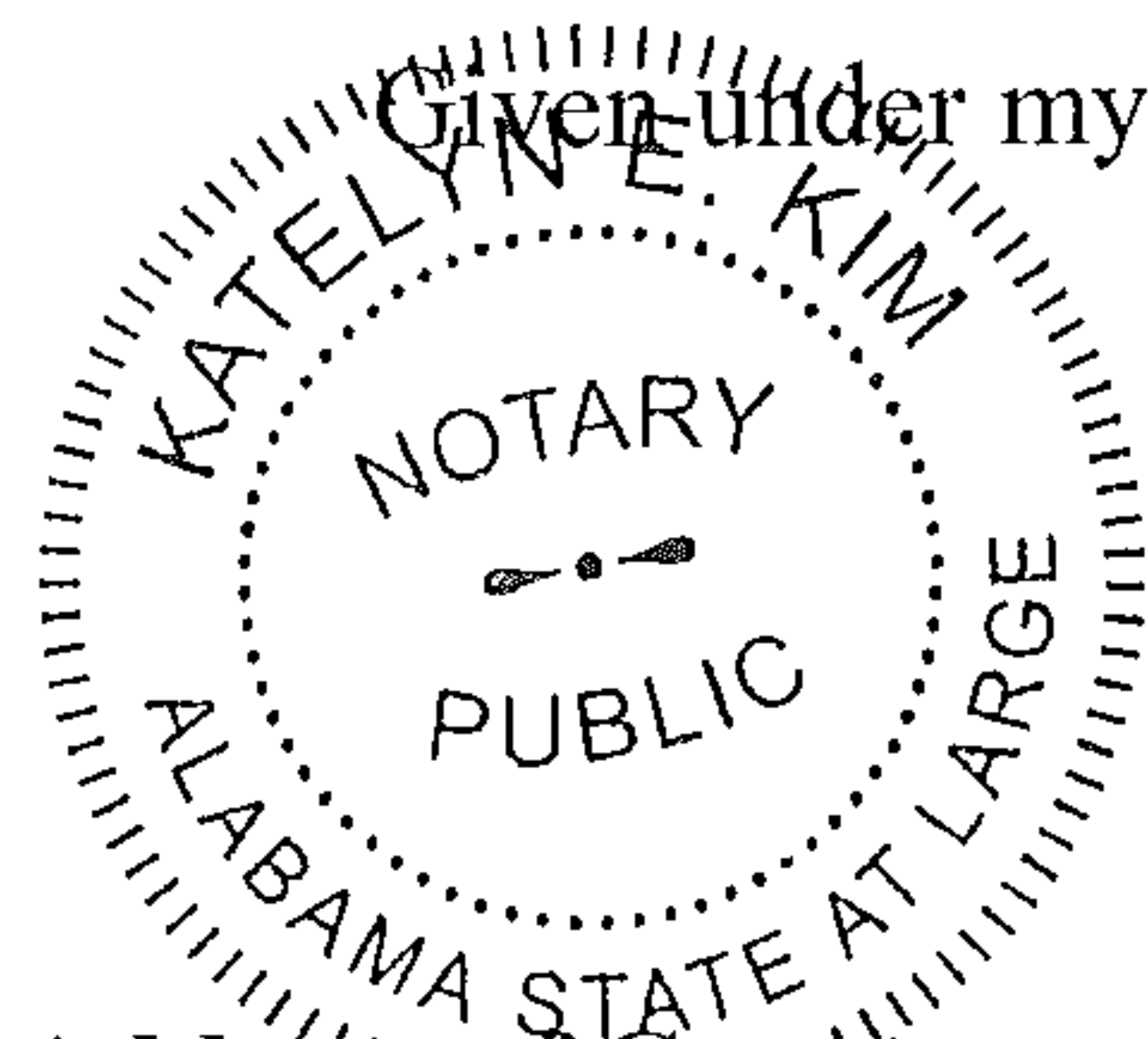
SADDLEWOOD, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: [Signature]
CONNOR FARMER, SOLE 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 SADDLEWOOD, LLC is(are) 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of January, 2026.



[Signature]
NOTARY PUBLIC
My Commission Expires: 12/10/2029

Address of Grantee:
183 Co Rd 1056
Clanton, AL 35016

Address of Grantor:
2251 Emory CV
HOOVER, AL 35226

Property Address:
472 Saddlewood Cove,
Columbiana, AL 35051

Real Value: \$66,250.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/06/2026 10:34:14 AM
\$42.00 JOANN
20260106000003790

[Signature]