

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

20260106000003810
01/06/2026 10:38:15 AM
DEEDS 1/2

STATUTORY WARRANTY DEED

SEND TAX NOTICES TO:

2674 Highway 311
Shelby, AL 35143

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

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), **ANDREW ESKRIDGE-CARLISLE**, 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 County, Alabama, to wit:

LOT 1 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.

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**

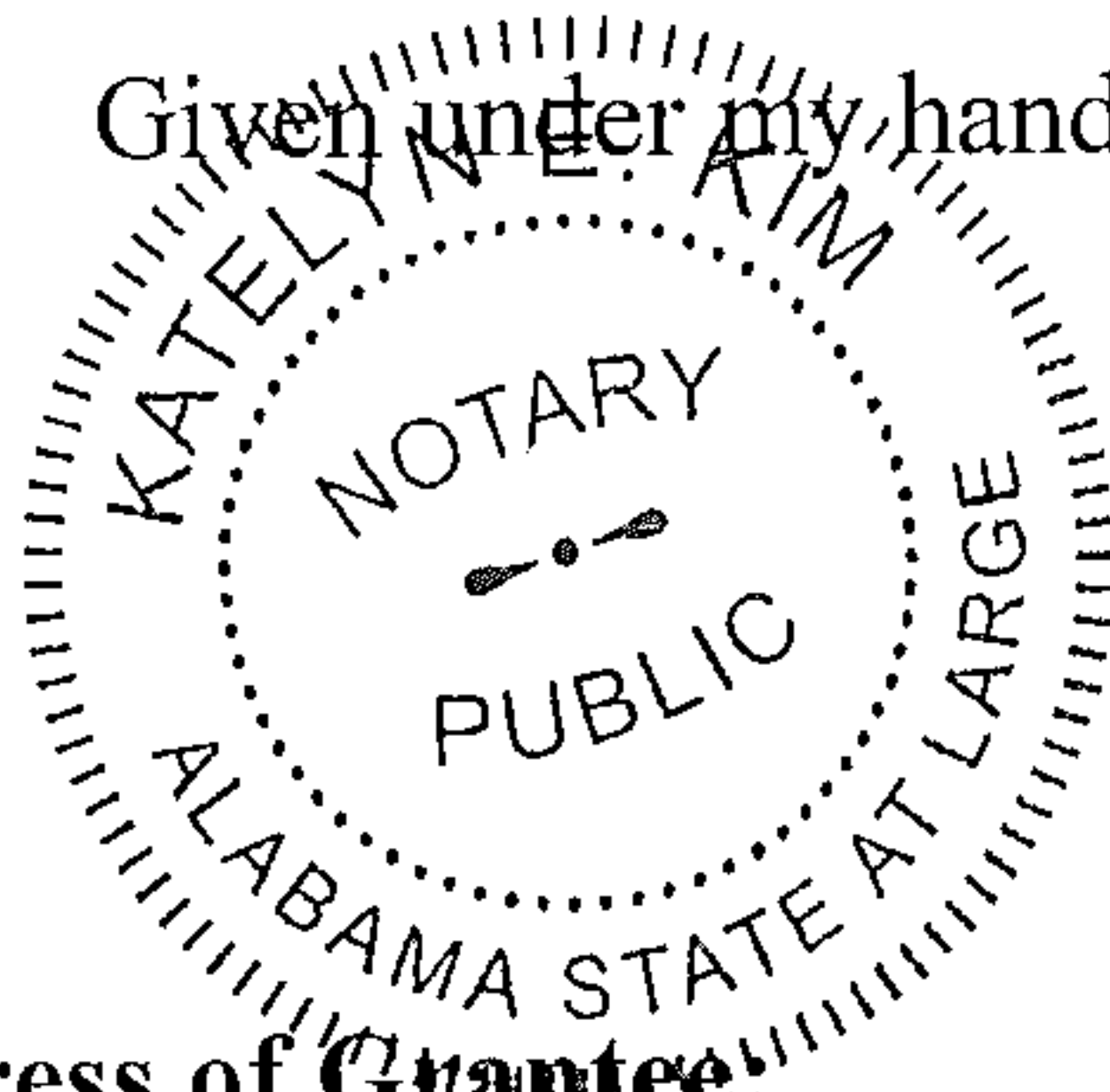
BY: 
CONNOR FARMER, SOLE MEMBER

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.




NOTARY PUBLIC

My Commission Expires: 12/10/2029

Address of Grantee:

2674 Highway 311
Shelby, AL 35143

Address of Grantor:

2251 Emmet Ct
Haver, AL 35842

Property Address:

**220 Saddlewood Trails
Parkway, 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 10:38:15 AM
\$42.00 BRITTANI
20260106000003810**

