

SEND TAX NOTICE TO:
Cliff Jump Ventures, LLC
2201 Menaul Boulevard Northeast
Suite A
Albuquerque, NM 87107

This instrument prepared by:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$125,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Gertie Jones, a married woman**, whose address is 59 Tiny Kingdom Roa, Remlap, AL 35133-4231, (hereinafter "Grantor", whether one or more), by **Cliff Jump Ventures, LLC, a New Mexico Limited Liability Company**, whose address is 2201 Menaul Boulevard Northeast, Suite A, Albuquerque, NM 87107, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Cliff Jump Ventures, LLC, a New Mexico Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **249 Highway 216, Montevallo, AL 35115 to-wit:**

Lot {lot number}, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I & II, as recorded in Map Book 34, Page 21 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 1st Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

A parcel of land located partly in the W 1/2 of the NW 1/4 of Section 2, and partly in the E 1/2 of NE 1/4 of Section 3, Township 24, Range 12 East, and which parts are particularly described by the following designated metes and bounds, to-wit: To locate a point of beginning start at the SW corner of the SW 1/4 of the NW 1/4 of said Section 2 and run North 2 deg. West 442 feet to the North side of the Old Calera and Montevallo Road; from this point of beginning run North 70 deg. 00 min. West 400 feet along the North side of said Old Road to a point; thence North 40 deg. West 100 feet to a point; thence North 25 deg. West 100 feet to a point; thence North 20 deg. West 100 feet to a point; thence North 2 deg. West 190 feet to a point [on the East side of said Old Road; thence North 54 deg. East 596 feet to a point] on the Section Line between said Sections 2 and 3; thence North 88 deg. East 210 feet to a point; thence South 2 deg. East 720 feet to a point; thence North 88 deg. East 101 feet; thence South 40 deg. East 315 feet to a point; thence South 20 deg. East 120 feet to a point; thence South 2 deg. East 195 feet to a point on the North line of the "State Highway"; thence North 72 deg. West 314 feet; along said North line of said Highway; thence North 50 deg. West 336 feet to the point of beginning: the same containing 22 acres. more or less

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

This property does not constitute the homestead of the grantor or their spouse.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 23rd day of December, 2025.

Gertie Jones

Gertie Jones

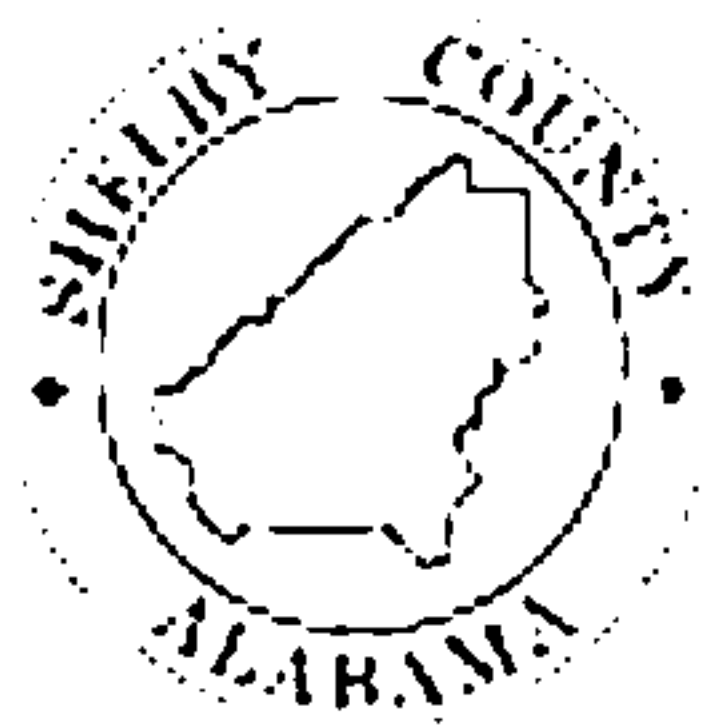
STATE OF ALABAMA
COUNTY OF BLOUNT

I, the undersigned Notary Public in and for said County and State, hereby certify that Gertie Jones 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 23rd day of December, 2025.

Debra Vaughn Escott

Notary Public
My Commission Expires: 8/15/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2026 01:05:47 PM
\$150.00 BRITTANI
20260112000010430

Alli S. Bezel