

SEND TAX NOTICE TO:
Bella Properties
4451 County Road 22
Montevallo, AL 35115

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 SIXTY THOUSAND AND 00/100 (\$160,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Cliff Jump Ventures, LLC, a New Mexico Limited Liability Company**, whose address is 2201 Menaul Boulevard Northeast, Albuquerque, NM 87107, (hereinafter "Grantor", whether one or more), by **Bella Properties**, whose address is 4451 County Road 22, Montevallo, AL 35115, (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 **Bella Properties LLC, an Alaska 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:

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

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 40d eg. 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

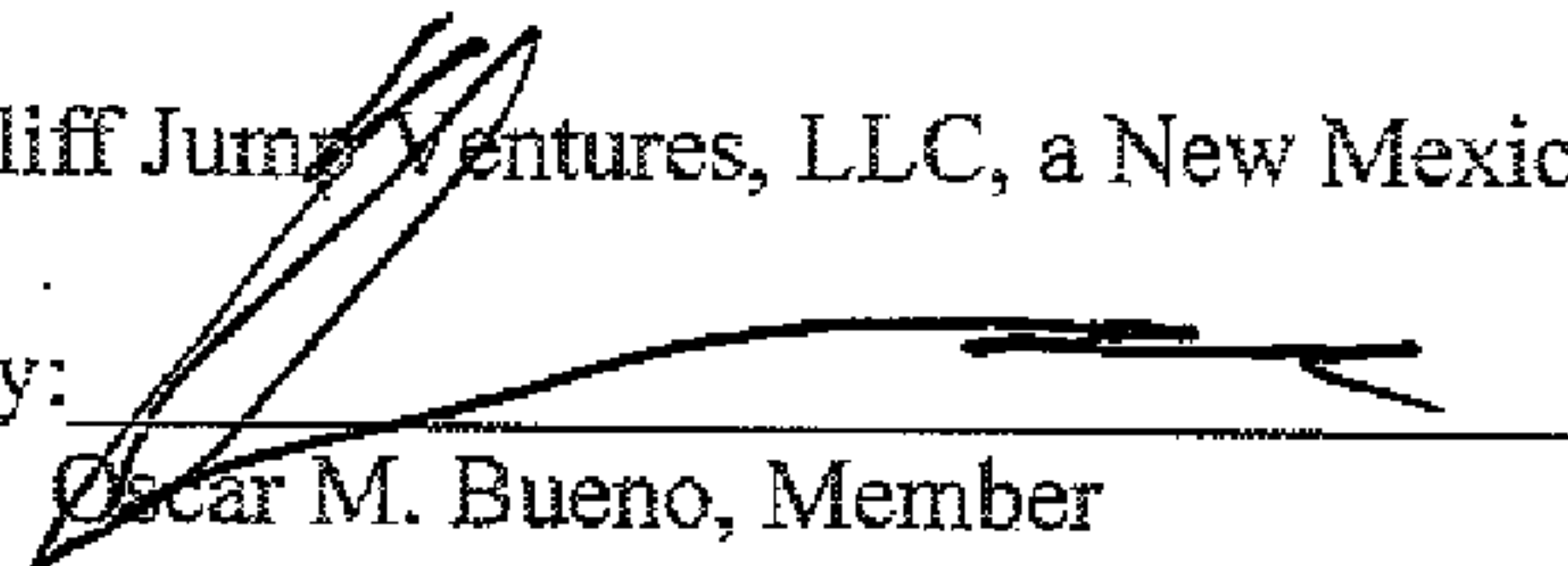
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

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 itself, its successors 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 successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Cliff Jump Ventures, LLC, a New Mexico Limited Liability Company, by Oscar M. Bueno, as its Member, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 23rd day of December, 2025.

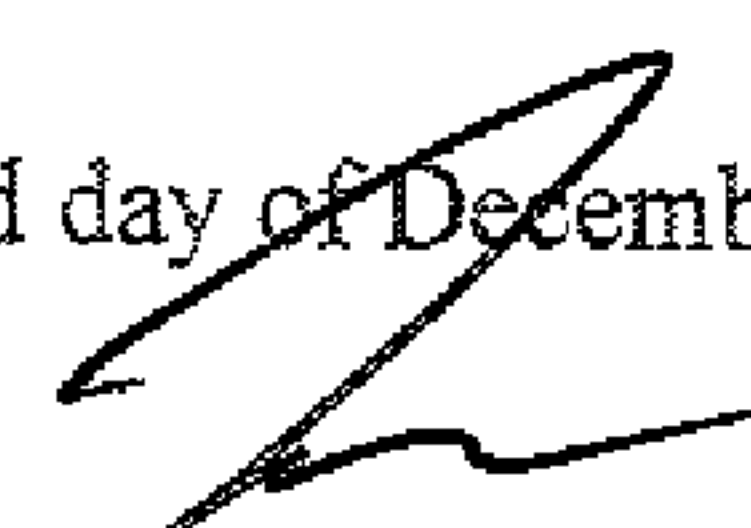
Cliff Jump Ventures, LLC, a New Mexico Limited Liability Company

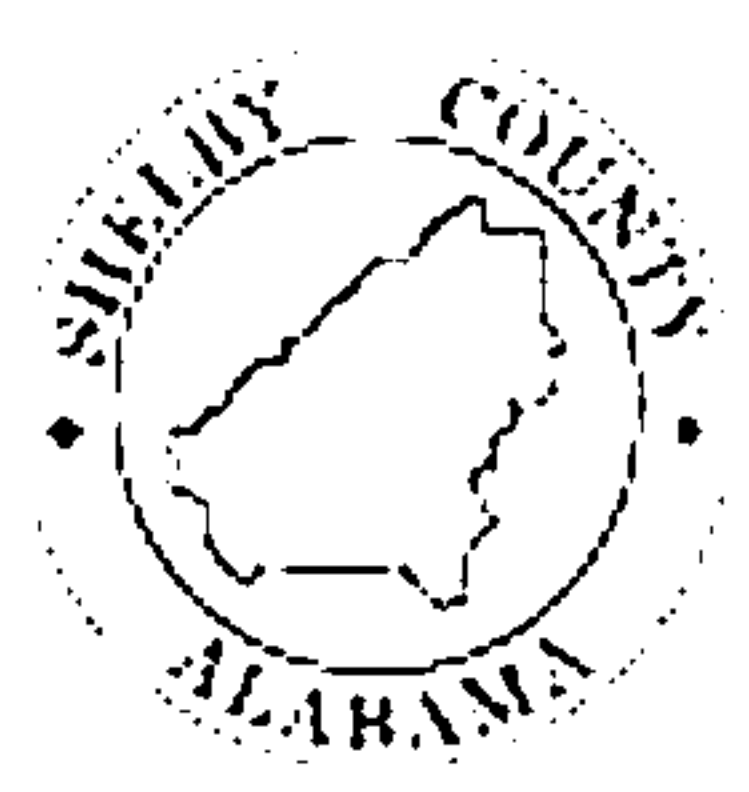
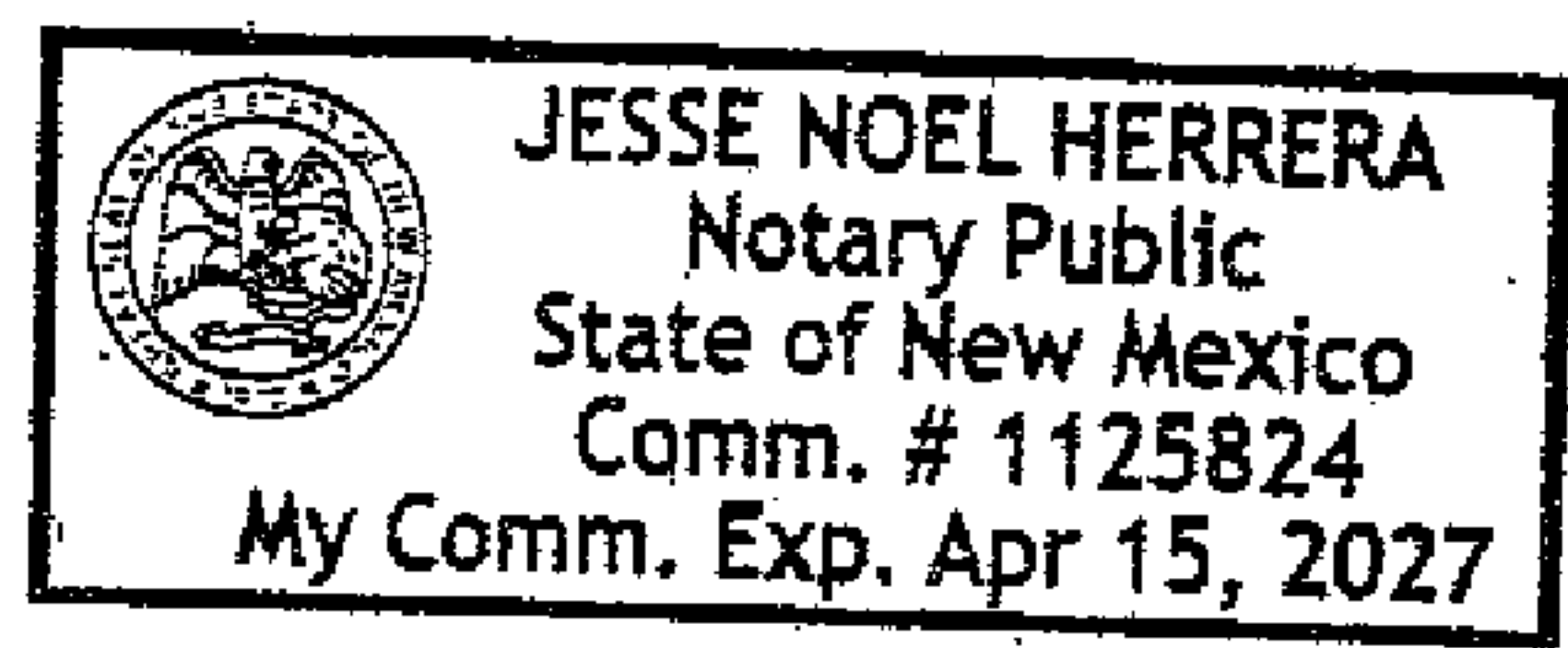
By: 
Oscar M. Bueno, Member

STATE OF ALABAMA ~~ALABAMA~~ *New Mexico*
SHELBY COUNTY
Sandoval

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Oscar M. Bueno, whose name as Member of Cliff Jump Ventures, LLC, a New Mexico Limited Liability Company, 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, (s)he, as such Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 23rd day of December, 2025.


Notary Public
My commission expires: *04/15/2027*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/12/2026 01:28:14 PM
\$185.00 BRITTANI
20260112000010470

Allie S. Bayl