

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Thousand and No/100 Dollars (\$300,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Rebecca Ann Hammond Nassar, as Personal Representative of the Estate of William Melvin Hammond, Sr., deceased, Shelby County Probate Court Case No.: PR-2025-003040** (herein referred to as grantors), grant, bargain, sell and convey unto **A & LR Properties, LLC, an Alabama Limited Liability Company** (herein referred to as grantee), the following described real estate situated in **Shelby County, Alabama**, to wit:

Lot 26, according to the Survey of Brook Highland 1st Sector, as recorded in Map Book 12, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama.

For ad valorem tax purposes only, the address of the above-described property is 3208 Brook Highland Trace, Birmingham, AL 35242.

To Have and to Hold to the said grantee, their assigns forever.

And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

SIGNATURE AND NOTARY ON FOLLOWING PAGE

In Witness Whereof, I have hereunto set my hand and seal this 17th day of February, 2026.

Estate of William Melvin Hammond, Sr., deceased,
Shelby County Probate Court Case No.: PR-2025-003040

Rebecca Ann Hammond Nassar Personal Representative
Rebecca Ann Hammond Nassar, Personal Representative

GEORGIA
STATE OF ~~ALABAMA~~)
COUNTY OF ~~JEFFERSON~~)
FULTON

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Rebecca Ann Hammond Nassar, as Personal Representative of the Estate of William Melvin Hammond, Sr., deceased, Shelby County Probate Court Case No.: PR-2025-003040, whose name is 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 17th day of February, 2026.



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NOTARY PUBLIC

My Commission Expires: 08-29-2028

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

Real Estate Sales Validation Form

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

Grantor's Name The Estate of William Melvin Hammond Sr, deceased
Mailing Address 15375 Tullqean Drive Milton, GA 30004

Grantee's Name A & LR Properties, LLC
Mailing Address 2004 Butler Road Alabaster, AL 35007

Property Address 3208 Brook Highland Trce Birmingham, AL 35242

Date of Sale February 17, 2026
Total Purchase Price \$300,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 February 17, 2026

Print Anthony M. ...

Sign [Signature]

Unattested _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2026 12:38:09 PM
\$328.00 BRITTANI
20260224000052270

Allen S. Bayl