

SEND TAX NOTICE TO:
Joni Little and Jeffrey Little
585 White Tail Run
Chelsea, AL 35043

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 **FIVE HUNDRED SIXTY TWO THOUSAND AND 00/100 (\$562,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Builder Systems, LLC, an Alabama Limited Liability Company**, whose address is 4930 Hwy 51, Wilsonville, AL 35186, (hereinafter "Grantor", whether one or more), by **Joni Little and Jeffrey Little, a married couple**, whose address is 585 White Tail Run, Chelsea, AL 35043, (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 **Joni Little and Jeffrey Little, a married couple, as joint tenants with rights of survivorship**, the following described real estate situated in Jefferson County, Alabama, **the address of which is 585 White Tail Run, Chelsea, AL 35043 to-wit:**

Lot 654, according to the Survey of Deer Ridge Lakes Sector 6, Phase 2, as recorded in Map Book 37, Page 59, in the Probate Office of Shelby County, Alabama.

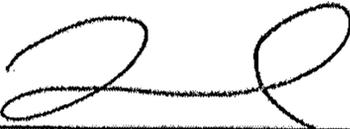
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$533,900.00 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.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 13th day of February, 2026.

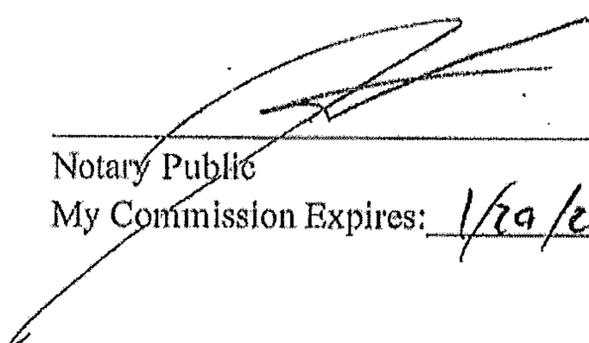
Builder Systems, LLC, an Alabama Limited Liability Company

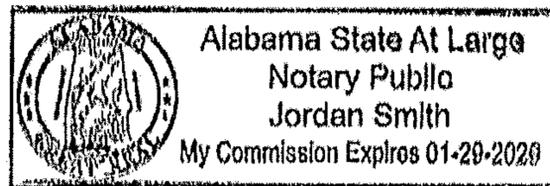
By: 
Mindy S. Kitchen, Managing Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mindy S. Kitchen, whose name as Managing Member of Builder Systems, LLC, an Alabama 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 officer, in his/her capacity and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 13th day of February, 2026.


Notary Public
My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2026 12:50:42 PM
\$53.50 BRITTANI
20260224000052360

Allen S. Bayl