

Upon recording return this instrument to:

Victor Guzman
1032 9th Avenue SW
Alabaster, Alabama 35007

RECORDING USE ONLY:

Mail tax notice to:

Victor Guzman
1032 9th Avenue SW
Alabaster, Alabama 35007

This instrument was prepared by:

Michael M. Partain, Esq.
2233 2nd Avenue North
Birmingham, Alabama 35203

The following information is offered in lieu of submitting
an RT-1 Real Estate Sales Validation Form pursuant to
Ala. Code (1975) §40-22-1

**Grantor's Name and Mailing
Address:**

Calera Development I, LLC
P. O. Box 430223
Birmingham, Alabama 35243

**Grantee's Name and Mailing
Address:**

Victor Guzman
1032 9th Avenue SW
Alabaster, Alabama 35007

Property Address:

6th Street
Calera, Alabama 35040

Date of Sale:

March 3, 2026

Purchase Price:

\$38,000.00

The purchase price or actual value claimed in this instrument can be verified in the following documentary evidence:

Bill of Sale Sales Contract Closing Statement Appraisal Other

STATE OF ALABAMA)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to **Calera Development I, LLC**, an Alabama limited liability company (the "Grantor"), in hand paid by **Victor Guzman**, an adult person (the "Grantee"), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell, and convey unto the Grantee those certain parcels of real estate situated in Shelby County, Alabama, being more fully described on **EXHIBIT A** attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular, the rights, tenements, appurtenances, and hereditaments thereunto belonging or in any ways appertaining to the Property unto the Grantee, and its heirs and assigns, forever, in fee simple, free and clear of all liens and encumbrances, unless otherwise set forth herein on **EXHIBIT B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD to the Grantee and its heirs and assigns, forever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer or representative as of the 3rd day of March, 2026.

Grantor:

Calera Development I, LLC

By: [Signature]

Name: Jeff Smith

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Smith, whose name as Manager of **Calera Development I, 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, he, in such capacity, and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand this 3rd day of March, 2026.

[Signature]

Notary Public

My commission expires: 11/7/28

[NOTARY SEAL]

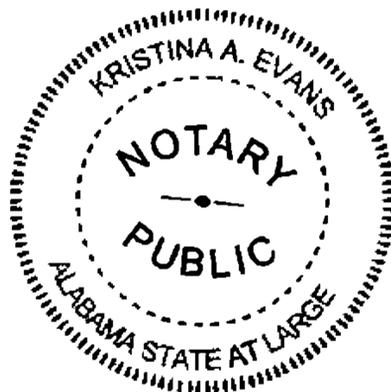


EXHIBIT A

Legal Description of the Property

Lots 15 and 16, in Block 69, according to J.H. Dunstan's Map of the town of Calera, Alabama, which map is on file in the Probate Office of Shelby County, Alabama.

EXHIBIT B

Permitted Exceptions

1. Taxes due in the year of 2026, a lien, but not yet payable, until October 1, 2026, and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey of the Property. The term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to oil, gas, sand, limestone, and gravel in, on, and under the Property.
4. Building set back line(s), easement(s) and restrictions, if any, as shown by record plat.
5. Restrictions and Limitations s recorded in Deed Book 217, Page 360, and amended by Deed Book 221, Page 872, in the Probate Office Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/05/2026 01:00:00 PM
\$69.00 BRITTANI
20260305000064450

Alle S. Bayl