

This Instrument was Prepared by:

Send Tax Notice To: Richard Urrutia
Donna Urrutia

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

**CORPORATION STATUTORY
WARRANTY DEED**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Seventy One Thousand Eight Hundred Dollars and No Cents (\$471,800.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Clayton T. Sweeney Attorney as Qualified Intermediary New Start Birmingham, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Richard Urrutia and Donna Urrutia, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to outstanding ad valorem taxes, statutory rights of redemption, restrictive covenants, rights of way, easement and reservations of record that apply to the herein above described real property.

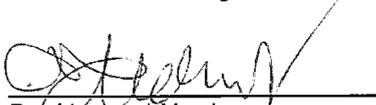
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR HEREBY COVENANT, with the Grantee, except as above noted, that at the time of the delivery of this Deed, the premises were free from all encumbrances made by it and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through or under it but against none other. Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF, the said Grantor, by its Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of March, 2026.

New Start Birmingham, LLC

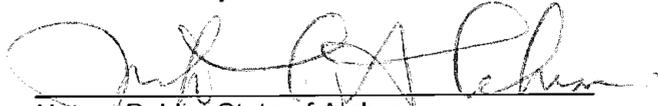

By: Howard Neely
As: Member

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Howard Neely as Member of New Start Birmingham, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 16th day of March, 2026.


Notary Public, State of Alabama

My Commission Expires: 8-19-28

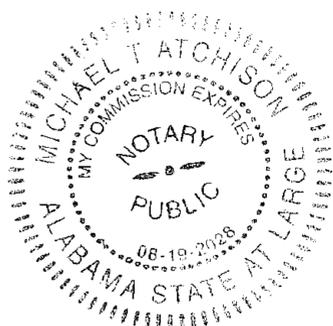


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT I:

A parcel of land situated in the NE 1/4 of the SW 1/4 of Section 32, Township 17 South, Range 1 East, described as follows: Beginning at the NE corner of the NE 1/4 of the SW 1/4 of said Section 32, go South 89 degrees 02 minutes 00 seconds West along the North boundary of said 1/4-1/4 section for 870.00 feet; thence South 04 degrees 08 minutes 48 seconds East for 690.00 feet; thence North 49 degrees 23 minutes 51 seconds East for 1080.00 feet to the point of beginning; being situated in Shelby County, Alabama.

TRACT II:

A parcel of land situated in the SW 1/4 of Section 32, Township 17 South, Range 1 East, described as follows: Beginning at the SW corner of the SW 1/4 of the SW 1/4 of said Section 32, go North 00 degrees 11 minutes 37 seconds East along the West boundary of said 1/4-1/4 section for 441.46 feet; thence North 89 degrees 46 minutes 54 seconds East for 835.00 feet; thence North 835 feet to a point on the North line of said 1/4-1/4; thence North 89 degrees 46 minutes 54 seconds East along said North boundary for 507.76 feet to the NE corner of said 1/4-1/4 section; thence South 00 degrees 18 minutes 25 seconds West along the East boundary of said 1/4-1/4 section for 1294.07 feet to the SE corner of said 1/4-1/4 section; thence North 89 degrees 28 minutes 00 seconds West along the South boundary of said 1/4-1/4 section for 1340.20 feet to the point of beginning; being situated in Shelby County, Alabama.

TRACT III:

All that part of the NE 1/4 of the SW 1/4 of Section 32, Township 17 South, Range 1 East, described as follows:

Beginning at a point on the North line of said NE 1/4 of SW 1/4 that is 870.00 feet East of the NE corner of said forty; thence continue West along the North line of said forty to the NW corner of said forty; thence South along the West line of said forty, 1060 feet, more or less, to a point; thence North 49 degrees 23 minutes 51 second East for 600 feet, more or less, to the point of intersection of the Southwest corner of Tract 1, hereinabove. Thence North 04 degrees 08 minutes 48 seconds West along the West line of said Tract 1, hereinabove, for 690 feet to the point of beginning.

TRACT IV:

A part of the SW 1/4 of the SW 1/4 of Section 32, Township 17 South, Range 1 East, described as follows:

Commence at the NW corner of said SW 1/4 of SW 1/4, and run East along the North line of said 1/4-1/4 Section 835 feet, more or less; thence run South 835 feet, more or less, to a point; thence run West a distance of 835 feet, more or less, to a point on the West line of said 1/4-1/4; thence run North 835 feet, more or less, along the West line of said 1/4-1/4 Section, to the point of beginning.

TRACT V:

A part of the SW 1/4 of the NE 1/4 of Section 32, Township 17 South, Range 1 East, described as follows: Commence at the NW corner of said 1/4-1/4 Section; thence East 698 feet; thence South 698 feet; thence West 698 feet; thence North 698 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name	<u>New Start Birmingham, LLC</u>	Grantee's Name	<u>Richard Urrutia</u> <u>Donna Urrutia</u>
Mailing Address	<u>63 Mount Laurel Avenue</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>5025 Greystone Way</u> <u>Hoover, Alabama 35242</u>
Property Address	<u>0 County Road 478</u> <u>Leeds, AL 35094</u>	Date of Sale	_____
		Total Purchase Price	<u>\$471,800.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	_____

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 of 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 March 11, 2026

Print New Start Birmingham LLC

Unattested _____
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/17/2026 02:07:54 PM
\$500.00 BRITTANI
20260317000076850

Form RT-1

Brittani S. Boyd