

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
SAH Property Group, LLC
4910 Windwood Circle
Birmingham, AL 35242

State of Alabama

GENERAL WARRANTY DEED

County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FOUR HUNDRED SEVENTY TWO THOUSAND AND 00/100 DOLLARS (\$472,000.00)**, and other good and valuable consideration in hand paid to **Jean W. Baker, Trustee of Arve B. Baker Revocable Management Trust, and Jean W. Baker, an unmarried person**, (hereinafter referred to as "Grantor"), whose address is **4910 Windwood Circle, Birmingham, AL 35242**, the receipt and sufficiency of which is hereby acknowledged, by **SAH Property Group, LLC, a Limited Liability Company and reservation of the right to use and occupy the property during Jean W. Baker's lifetime**. (hereinafter referred to as "Grantee"), whose address is 4910 Windwood Circle, Birmingham, AL 35242, hereby grant, bargain, sell and convey unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Property 1:
Estates #3 and Estate 3A, according to the Map and survey of Windwood Circle residential Subdivision, as recorded in Map Book 6, Page 154, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: **4910 Windwood Circle, Birmingham, AL 35242**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Jean W. Baker, reserves a life estate in and to the subject property described above

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$125,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein. And \$197,431.00 of the above-recited purchase price was paid from a 2nd mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantee, and the successors and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenant and warrant to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrant and will forever defend the title to said

real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor set its hand and seal on this, the **31st day of March, 2026**

Arve B. Baker Revocable Management Trust

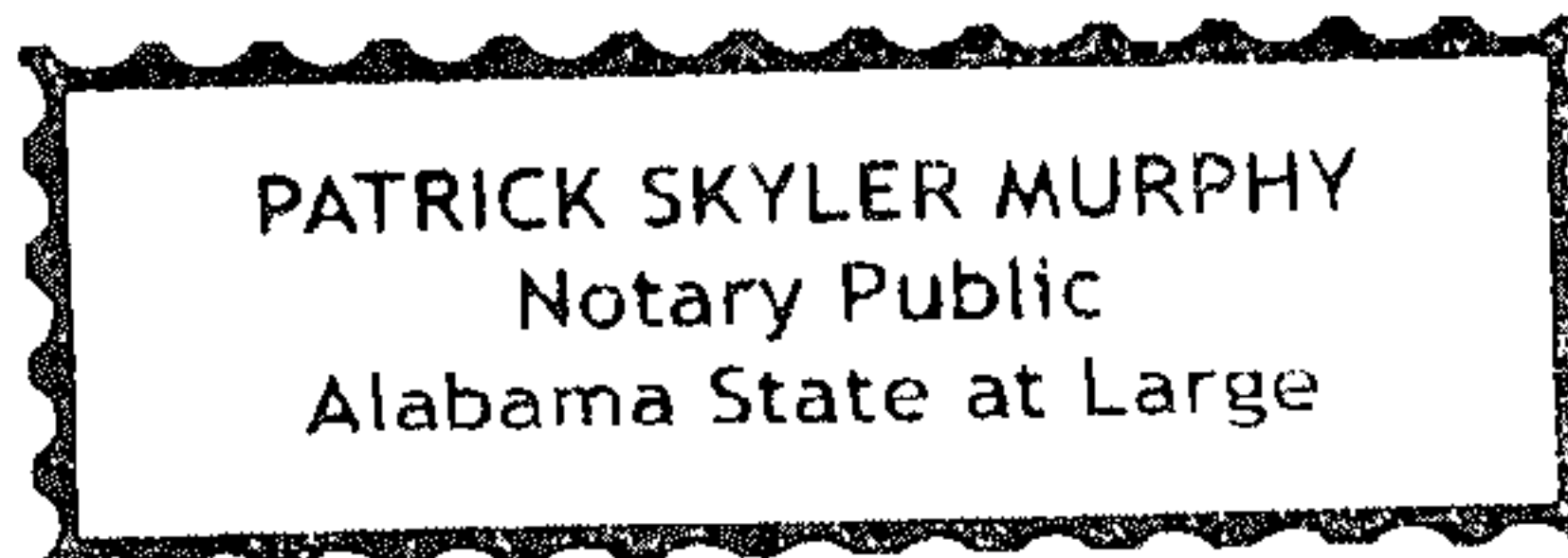
By: *Jean W. Baker*
Jean W. Baker, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, a Notary Public, in and for said County in said State, hereby certify that Jean W. Baker, whose name as Trustee of Jean W. Baker, Trustee of Arve B. Baker Revocable Management Trust, 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 (she), as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and seal 31st day of March, 2026.

[Signature]
Notary Public
My Commission Expires: _____



My Commission Expires
March 16, 2030

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the **31st day of March, 2026**

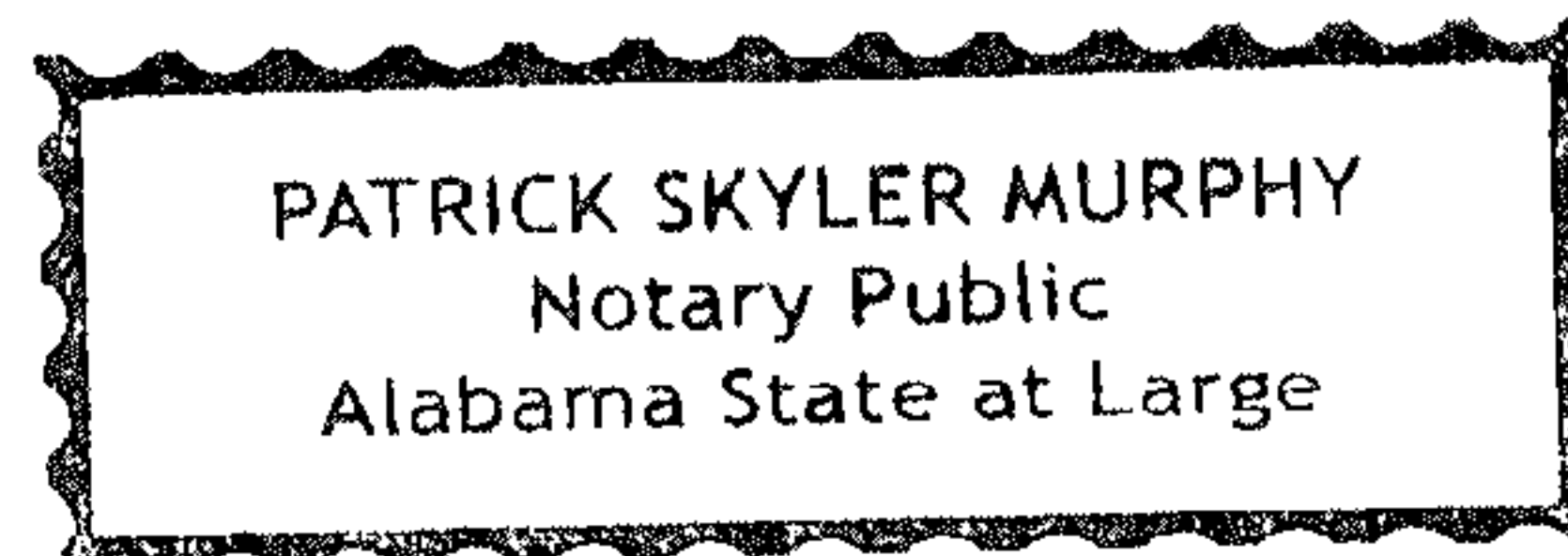
Jean W. Baker
Jean W. Baker

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jean W. Baker, whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2026.

[Signature]
Notary Public
My Commission Expires: **My Commission Expires**
March 16, 2030



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/08/2026 12:22:17 PM
\$175.00 JOANN
20260408000103530