

This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
2010 Old Springville Road, Suite 100  
Birmingham, AL 35215  
**Matthew Hornsby, Esq.**

Send Tax Notice To:  
Birmingham Homebuyers LLC  
8949 Roebuck Blvd.  
Birmingham, AL 35206

**WARRANTY DEED**

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY \***

That in consideration of Ten and NO/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **Casey R. Jones Sailes**, an unmarried woman, (herein referred to as Grantor, whether one or more) 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 **Birmingham Homebuyers LLC**, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

See attached Exhibit for Legal Description

Property Address: 1317 Applegate Drive, Alabaster, AL 35007

Subject to easements and restrictions of record, and to current taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

Tax Assessed Value for Recording Purposes: \$101,500.00

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for him/herself, his/her successors and assigns, covenant with said Grantees, their heirs and assigns, that he/she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that he/she has good right to sell and convey the same as aforesaid; and that he/she will and his/her successors and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 15 day of August, 2022.

  
Casey R. Jones Sailes

STATE OF ALABAMA \*  
JEFFERSON COUNTY \*

**General Acknowledgment**

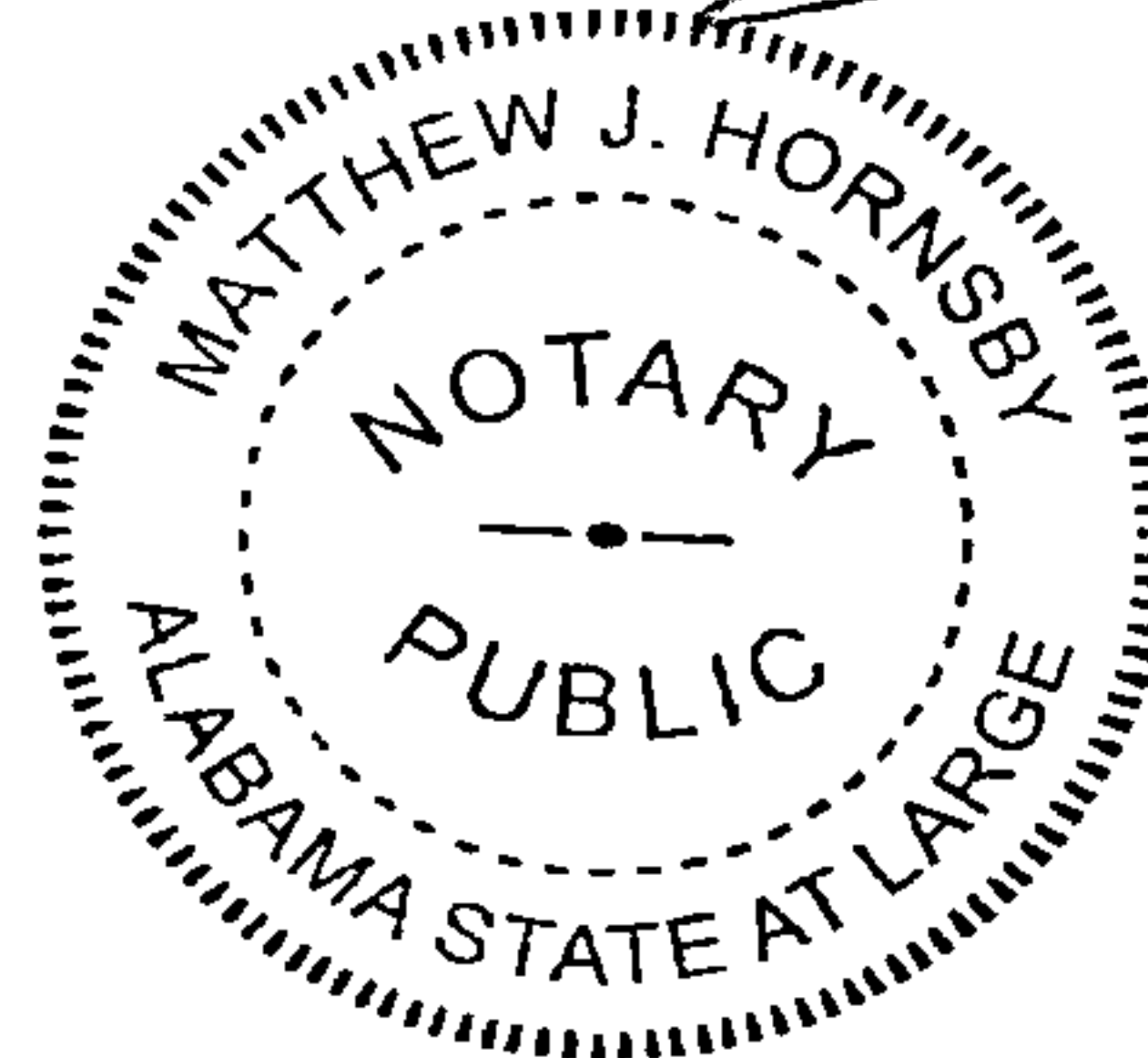
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Casey R. Jones Sailes**, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15 day of August, 2022.

My Commission Expires: 9/17/27

  
Notary Public

**Grantor's Mailing Address:**  
**1910 Champion St.**  
**Savannah, GA 31405**



**LEGAL DESCRIPTION**

Lot 98, according to the Resurvey of Lots 1 through 64, 89 through 104 and A through C, of Applegate Manor, as recorded in Map Book 10, Page 25 in the Probate Office of Shelby County, Alabama, together with all the rights, privileges, easements and appurtenant ownership interest in and to premises previously conveyed by Applegate Realty, Inc. to Applegate Townhouse Association, Inc., recorded in real 65, Page 201, in the Probate Office of Shelby County, Alabama and more fully defined in the Declaration of Covenants, Conditions, and Restrictions of Applegate Townhouse in Real 63, Page 634 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/15/2022 01:42:57 PM  
\$129.50 JOANN  
20220815000319200

*Allen S. Bayl*