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08/15/2022 01:42:58 PM
DEEDS 1/3

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

Send Tax Notice To:
Jessica Parson
140 Kings Crest Lane
Pelham, AL 35124

LIMITED LIABILITY COMPANY 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, **Birmingham Homebuyers LLC**, an Alabama limited liability company, of 8949 Roebuck Blvd., Birmingham, AL 35206, (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 **Jessica Parson** (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.

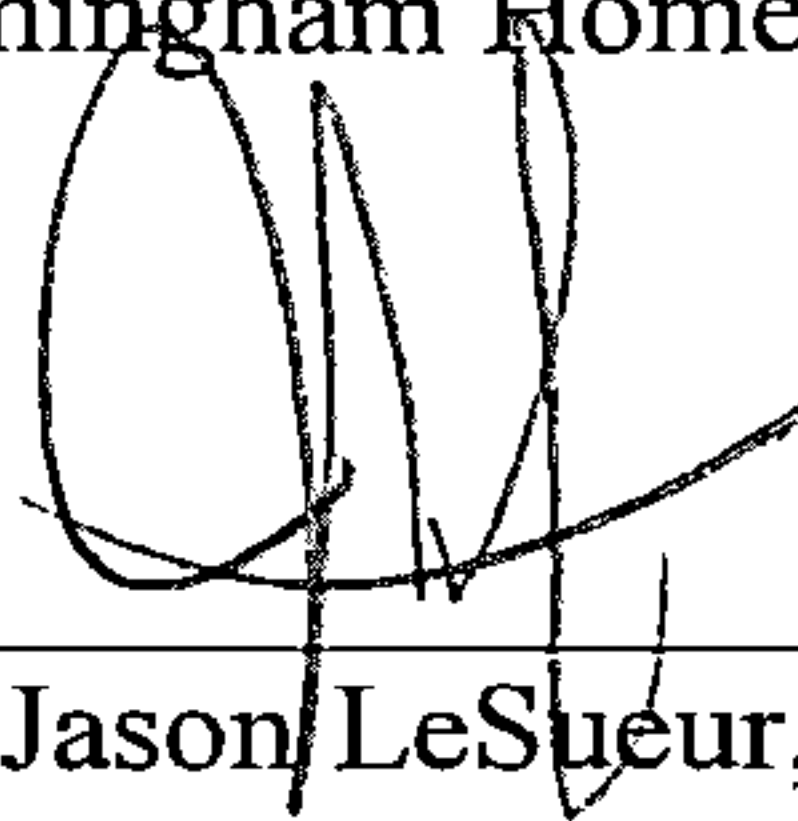
Tax Assessed Value for Recording Purposes: \$101,500.00

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

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

IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of August, 2022.

Birmingham Homebuyers LLC



By: Jason LeSueur, Managing Member

STATE OF ALABAMA*
JEFFERSON COUNTY*

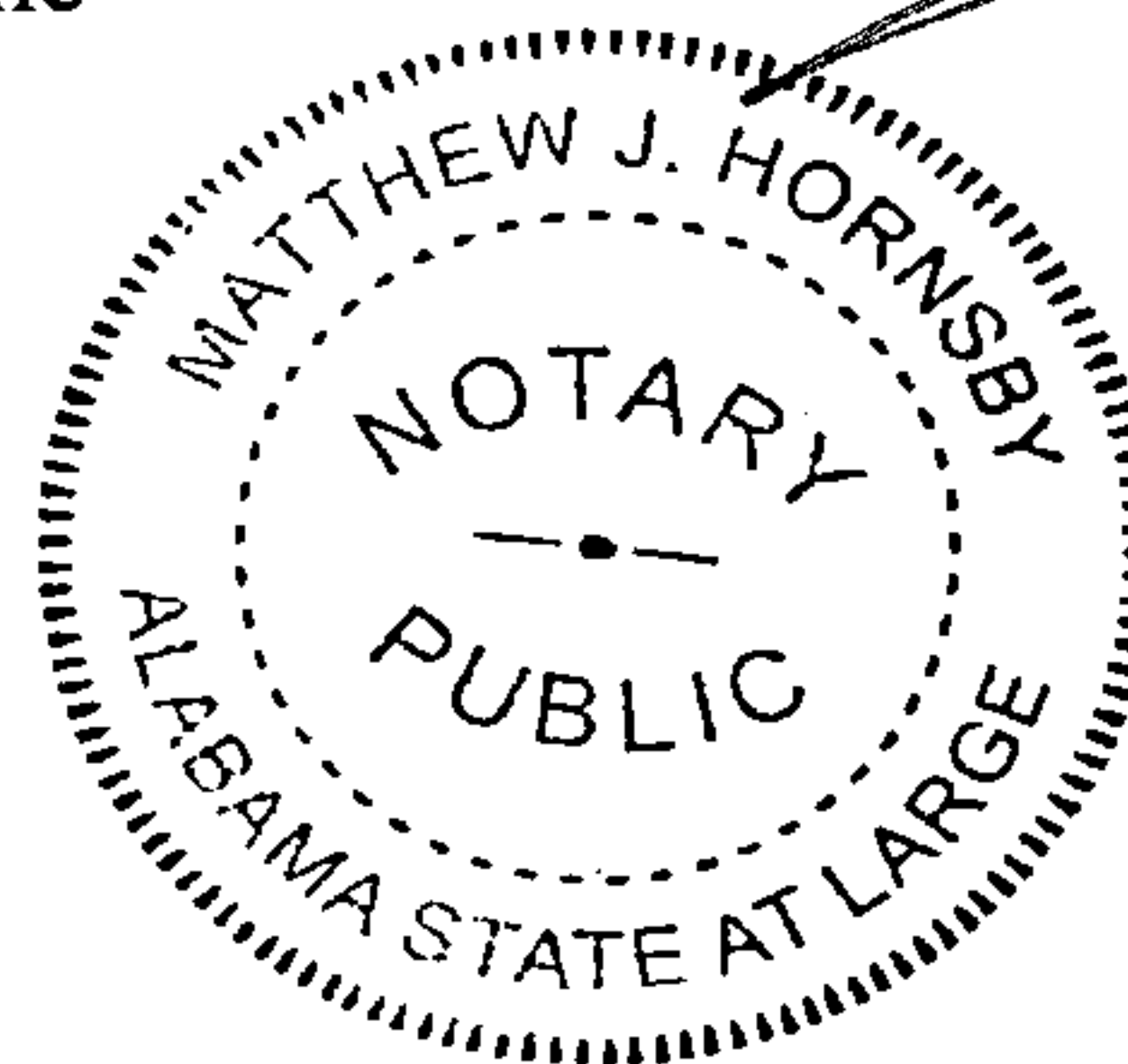
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason LeSueur, as managing member of Birmingham Homebuyers LLC, a Limited Liability company and 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, he as such member, and with full authority, executed the same voluntarily for and acting as said Limited Liability Company.

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

My Commission Expires: 9/17/24

Notary Public



Grantor's Mailing Address:
8949 Roebuck Blvd.
Birmingham, AL 35206

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
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\$129.50 JOANN
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Allen S. Bayl