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This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker RD STE 201 Helena, AL 35080 Send Tax Notice to:
Jared Moss
711 Cahaba Manor Drive
Pelham, AL 35124

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$185,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Western Properties, LLC, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Jared Moss (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

All that tract or parcel of land lying and being Lot 46, except the Northerly .87 feet thereof, according to the survey of Cahaba Manor Town Homes as recorded in Map Book 6, Page 105 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever

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against the lawful claims of all persons.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 23rd day of February, 2023.

Western Properties, LLC

By: Jason Spinks
Its: Manager

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of **Western Properties**, **LLC**, a(n) 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/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 23rd day of February,

2023.

Notary Public

My Commission Expires:

75

JUSTIN SMITHERMAN Notary Public, Alabama State At Large My Commission Expires Jan. 6, 2025

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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Western Properties, LLC 3360 Davey Allison Boulevard Bessemer, AL 35023	Grantee's Name Mailing Address	Jared Moss 711 Cahaba Manor Drive Pelham, AL 35124
Property Address	711 Cahaba Manor Drive Pelham, AL 35124	Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
	rice or actual value claimed on the ecordation of documentary evide		following documentary evidence:
Bill of S X Sales Co Closing		Appraisal Other:	
_	nce document presented for reconsister some second	dation contains all of the requ	ired information referenced above,
		Instructions	
	and mailing address - provide that mailing address.		ons conveying interest to property
Grantee's name being conveyed		he name of the person or person	ons to whom interest to property is
- -	ss - the physical address of the p to the property was conveyed.	roperty being conveyed, if ava	ilable. Date of Sale - the date on
-	price - the total amount paid for ne instrument offered for record.		both real and personal, being
conveyed by th	if the property is not being sold, ne instrument offered for record. e assessor's current market value	This may be evidenced by an	both real and personal, being appraisal conducted by a licensed
current use val	uation, of the property as determ ty for property tax purposes will	ined by the local official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I furt	best of my knowledge and belief her understand that any false sta- ted in <u>Code of Alabama 1975</u> § 4	tements claimed on this form i	d in this document is true and may result in the imposition of the
Date February 23, 2023		Print: Justin Smi	therman
Unattes	ted(verified by)	Sign/ (Grantor/Grant	ntee/Owner/Agent) circle one
	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alaba Clerk Shelby County, AL 02/23/2023 01:54:23 PM	ma, County	Form RT-1

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