

SEND TAX NOTICE TO:

Jason Laird Leake and Christy Spratlin-Leake
128 Deer Chase Drive
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED NINE THOUSAND AND 00/100 (\$509,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Craft Homes Construction, LLC, an Alabama Limited Liability Company**, whose address is 4930 Hwy 51, Wilsonville, AL 35186 (hereinafter "Grantor", whether one or more), by **Jason Laird Leake and Christy Spratlin-Leake**, whose address is 128 Deer Chase Drive, Chelsea, AL 35043 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Jason Laird Leake and Christy Spratlin-Leake, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **128 Deer Chase Drive, Chelsea, AL 35043 to-wit:**

Lot 673, according to the Survey of Deer Ridge Lakes Sector 6 Phase 2, as recorded in Map Book 37, Page 59, in the Probate Office of Shelby County, Alabama.

This deed is executed in accordance with the Operating Agreement of Craft Homes Construction, LLC, which has not been altered or amended.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$469,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 31st day of January, 2023.

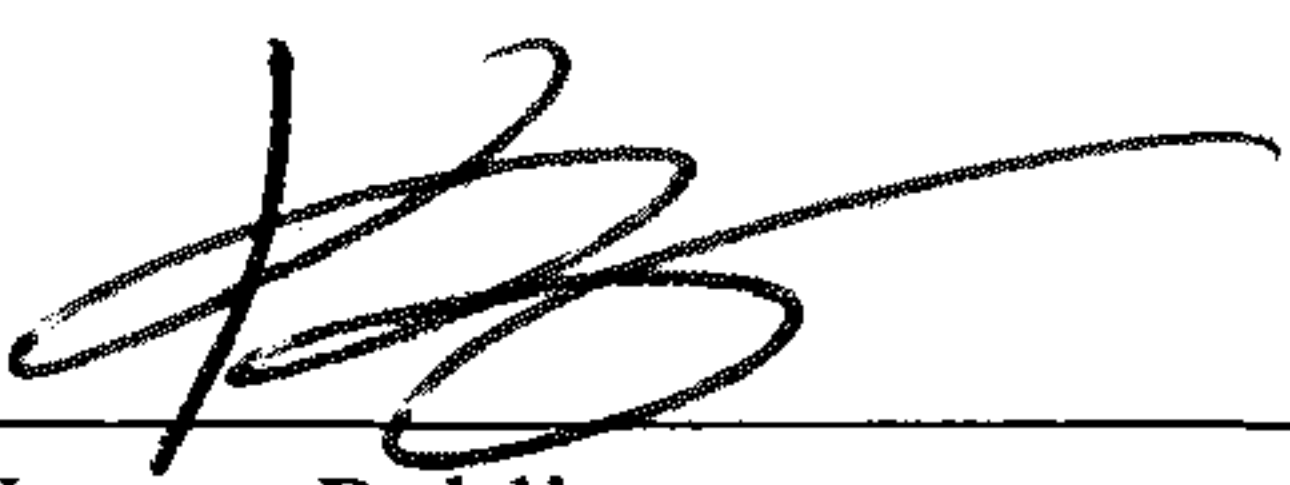
Craft Homes Construction, LLC, an Alabama Limited Liability Company

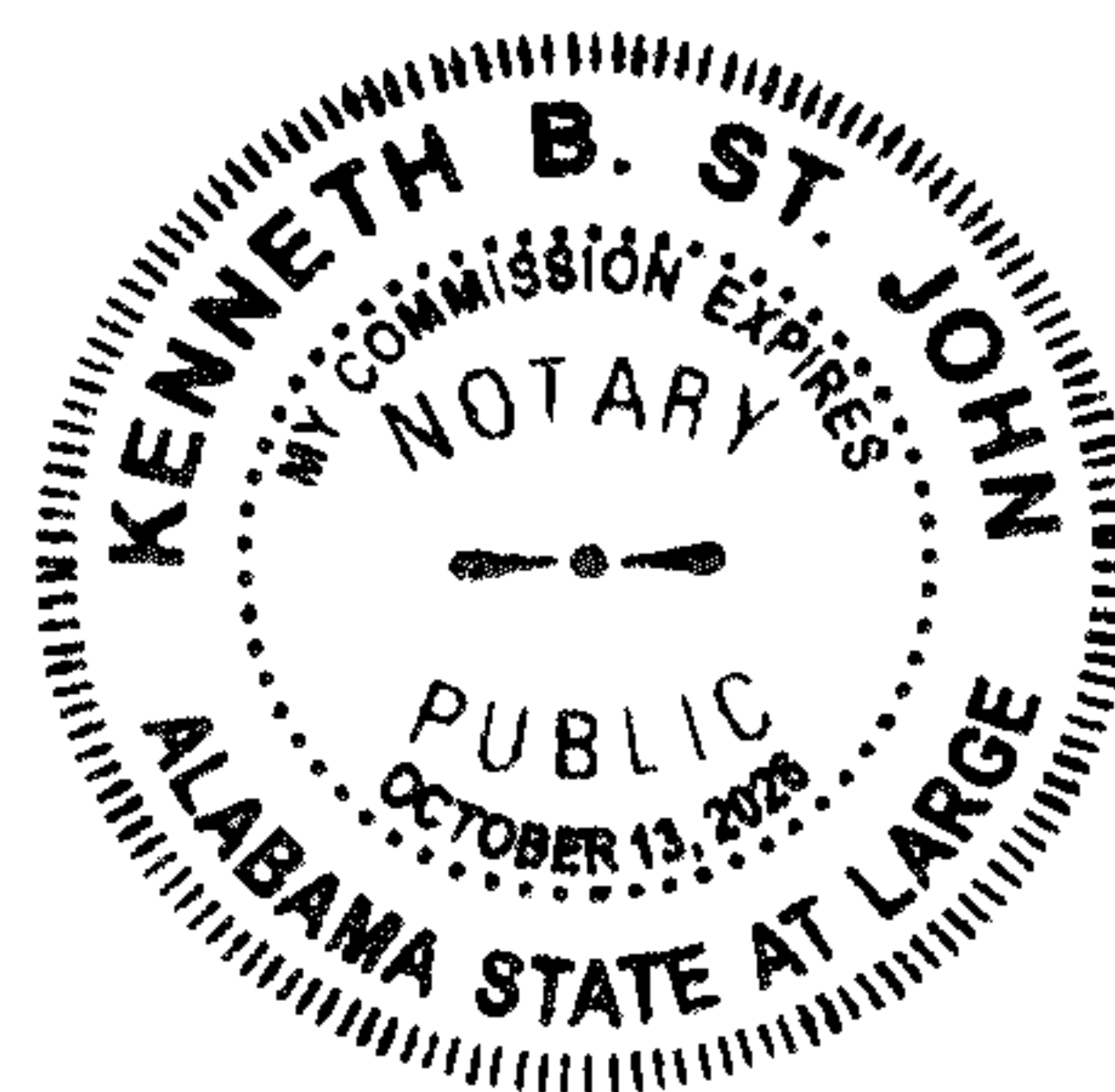
By: 
Charles M. Kitchen, Jr., Sole Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles M. Kitchen, Jr. whose name as Sole Member of Craft Homes Construction, LLC, an 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, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company on the day the same bears date.

Given under my hand and seal this 31st day of January, 2023.


Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2023 12:51:40 PM
\$65.00 BRITTANI
20230306000061420

