

**WARRANTY DEED**

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
17 Office Park Circle, Ste 150  
Birmingham, AL 35223

Send Tax Notice To:  
Blaising Properties, LLC  
2608 Kings Ridge Dr.  
Birmingham, AL 35243

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00), to the undersigned Grantor in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Ross Blaising, a married man**

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

**Blaising Properties, LLC**

(herein referred to as Grantee), situated in the State of Alabama, County of Shelby, to-wit:

**Lot 75, less and except the south 5 feet thereof, according to the Survey of Cahaba Manor Town Homes, Second Addition, as recorded in Map Book 7, page 62, in the Probate Office of Shelby County, Alabama.**

Said property is not the homestead of the Grantor, nor the Grantor's spouse.


All of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee its successors and assigns, forever.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that he is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set their hand and seal this 17th day of March, 2023.



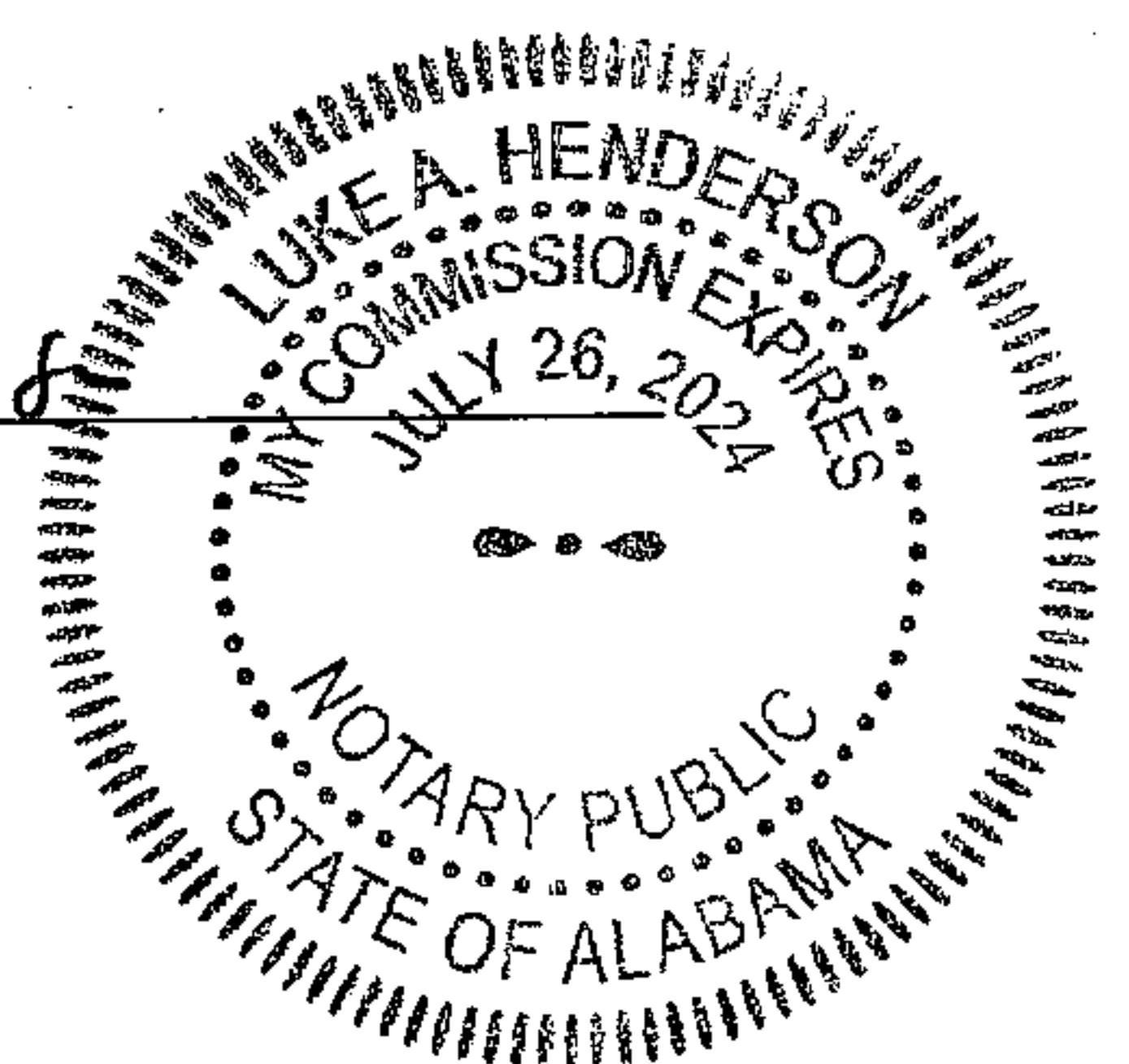
**Ross Blaising**

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Ross Blaising and whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 17th day of March, 2023.

My Commission Expires:

  
Notary Public

Grantor's Address: 2608 Kings Ridge Dr, Birmingham, AL 35243  
Property Address: 738 Cahaba Manor Trail, Pelham, AL 35124  
Current Tax Id: 13-1-12-2-002-003.062



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/17/2023 11:15:39 AM  
\$23.00 JOANN  
20230317000073910

*Allen S. Bayl*