

Grantor: Portrait Homes BHM, LLC P.O. Box 361405 Hoover, AL 35236	Property Address: 351 Farmingdale Lane Harpersville, AL 35078
Grantee: Hunter McCain and Alexis McCain 351 Farmingdale Lane Harpersville, AL 35078	Date of Sale: August <u>9</u> , 2023 Total Purchase Price: \$259,900.00 Purchase Price Verification: See deed below

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Suite 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Hunter McCain and Alexis McCain
351 Farmingdale Lane
Harpersville, AL 35078-5150

GENERAL WARRANTY DEED

THE STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 (\$259,900.00) DOLLARS, in hand paid to the undersigned, Portrait Homes BHM, LLC, a Delaware limited liability company (hereinafter referred to as "GRANTOR"), by Hunter McCain and Alexis McCain (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 91, according to the Survey of Farmingdale Estates, Sector Five, as recorded in Map Book 53, page 55 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2023, and all subsequent years.

2. Right or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
7. Such state of facts as shown on record subdivision plat recorded in Map Book 53, page 55, Shelby County Record.
7. Building line(s) as shown by recorded map.
8. Easement(s) as shown by recorded map.
9. Restrictions as shown by recorded map.
11. Right of Way granted to Alabama Power Company by instrument recorded in Book 99, page 387; Book 99, page 391; Book 99, page 393; Book 99, page 394; Book 129, page 348; Book 146, page 315; Book 241, page 386 and Real Volume 157, page 527, in the Probate Office of Shelby County, Alabama.
12. Right of way to Shelby County, recorded in Book 114, page 561; Book 226, page 501; Book 226, page 503; Book 226, page 504; Book 281, page 9 and Instrument 1997/33570, in the Probate Office of Shelby County, Alabama.
13. Declaration of Protective Covenants of Tanyard Branch Estates as recorded in Instrument 20021113000564690, in the Probate Office of Shelby County, Alabama.
14. Farmingdale Estates Protective Covenants Sector Five as recorded in Instrument 20210817000401310, in the Probate Office of Shelby County, Alabama.
15. Grant of Land Easement with Restrictive Covenants recorded in Instrument 20220606000225590, in the Probate Office of Shelby County, Alabama.

\$255,192.00 of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultancously with delivery of this deed.

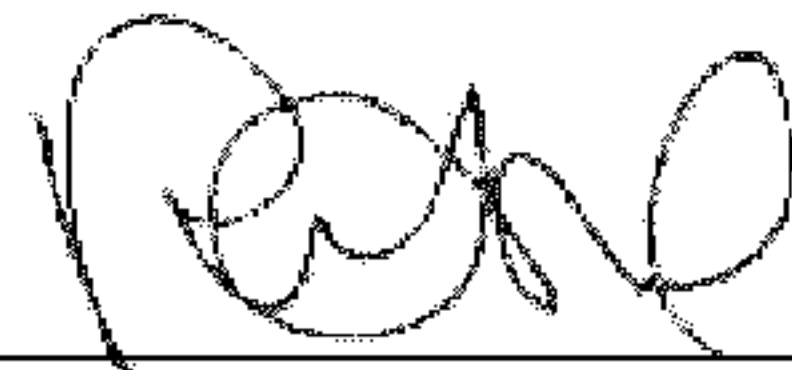
TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its successors and assigns shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

SIGNATURE PAGE ATTACHED

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, this 9
day of August, 2023.

Portrait Homes BHM, LLC



By: Robin Snider
Its: Authorized Signer
GRANTOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Robin Snider, whose name as Authorized Signer of Portrait Homes BHM, LLC, a Delaware 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 said document, she, as such authorized signer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 9 day of August, 2023.



Notary Public

My Commission Expires: 5-23-24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/14/2023 01:46:39 PM
\$33.00 JOANN
20230814000245170

Allen S. Bayl