

WARRANTY DEED

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

Grantee's Mailing Address/
Send Tax Notice To:
Kyle Edwards
300 Clairmont Rd
Sterrett, AL 35147

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Blaising Properties, LLC

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

Kyle Edwards

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

LOT 173, ACCORDING TO THE MAP OF FOREST PARKS, 1ST SECTOR, 1ST ADDITION, AS RECORDED IN MAP BOOK 22, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

\$382,500.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.


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, his heirs and assigns, forever.

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

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 18th day of August, 2023.

BLAISING PROPERTIES, LLC

by: 
Ross Blaising, Member

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 as Member of **Blaising Properties, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Ross Blaising in his capacity as Member and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this August 18, 2023.

My Commission Expires:


Notary Public



Grantor's Address: 2608 Kings Ridge Dr, Birmingham, AL 35243
Property Address: 300 Clairmont Rd., Sterrett, AL 35147
Current Tax Id: 09-5-21-0-000-001.007



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/21/2023 08:09:20 AM
\$89.50 JOANN
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