

Grantor: Portrait Homes BHM, LLC P.O. Box 361405 Hoover, AL 35236	Property Address: 156 Waterstone Way Calera, AL 35040
Grantees: Tracy O. Daniel 156 Waterstone Way Calera, AL 35040	Date of Sale: August <u>31</u> , 2023 Total Purchase Price: \$307,900.00 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:
Tracy O. Daniel
156 Waterstone Way
Calera, AL 35040

GENERAL WARRANTY DEED

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

That in consideration of Three Hundred Seven Thousand Nine Hundred and 00/100 (\$307,900.00) DOLLARS, in hand paid to the undersigned, Portrait Homes BHM, LLC, a Delaware limited liability company (hereinafter referred to as "GRANTOR"), by Tracy O. Daniel (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 50, according to the Survey of Waterstone, Phase 3, as recorded in Map Book 44, page 118, 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 44, page 118, Shelby County Records.
 8. Such state of facts as shown on record subdivision plat recorded in Map Book 44, page 118, Shelby County Records.
 9. Easement to BellSouth Telecommunications, as recorded in Instrument 20060815000396430, in the Probate Office of Shelby County, Alabama.
 10. Declaration of Easement recorded in Instrument 20040106000009970 in the Probate Office of Shelby County, Alabama.
 11. Driveway Agreement as set out in deed Instrument 20060717000343320 in the Probate Office of Shelby County, Alabama.
 12. Easement granted to Alabama Power Company as recorded in Instrument 20100902000284230; Instrument 20101012000339550 and Instrument 20110707000197060, in the Probate Office of Shelby County, Alabama.
 13. Declaration of Covenants, Conditions and Restrictions for Waterstone as recorded in Instrument 20110405000104630 and First Amendment recorded in 20120113000016890, 2nd Amendment recorded in Instrument 20170303000074430, 3rd Amendment recorded in Instrument 20171018000378530 in the Probate Office of Shelby County, Alabama.
 14. Building lines, easements and restrictions as shown on plat recorded in Map Book 44, page 118, in the Probate Office of Shelby County, Alabama.

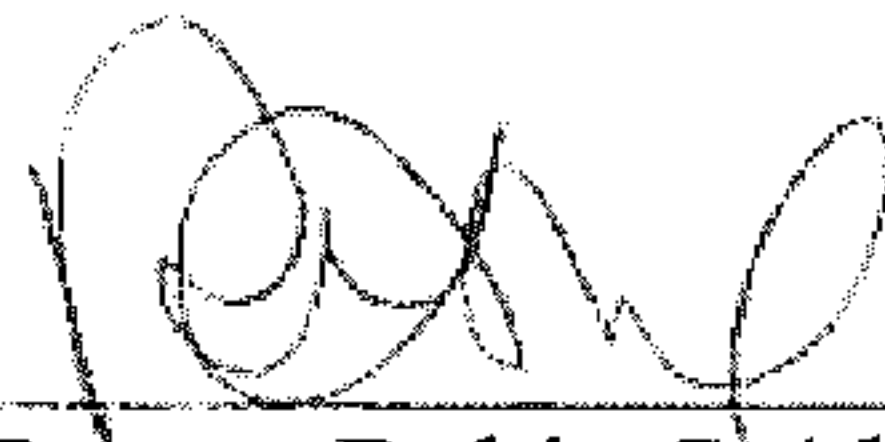
TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

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.

SEE ATTACHED SIGNATURE PAGE

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, this 31
day of August, 2023.

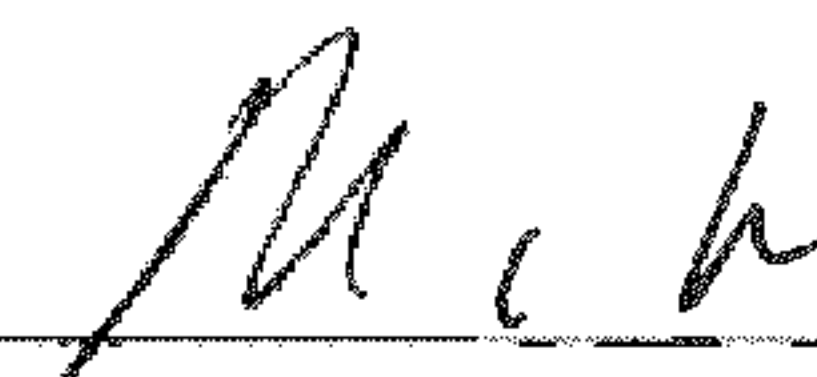
Portrait Homes BHM, LLC

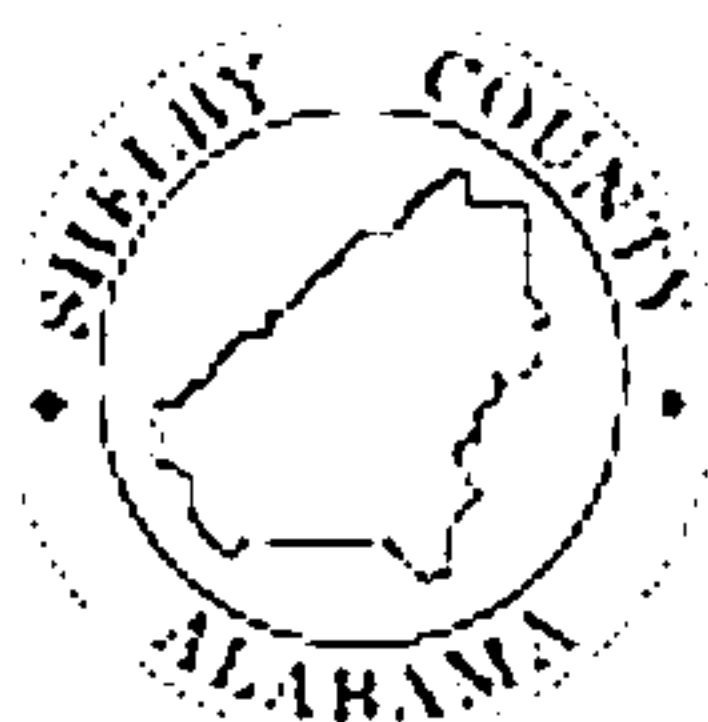

By: Robin Snider
Its: Authorized Signer
GRANTOR

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 31 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
09/08/2023 08:05:29 AM
\$336.00 BRITTANI
20230908000271560


Allen S. Bayl