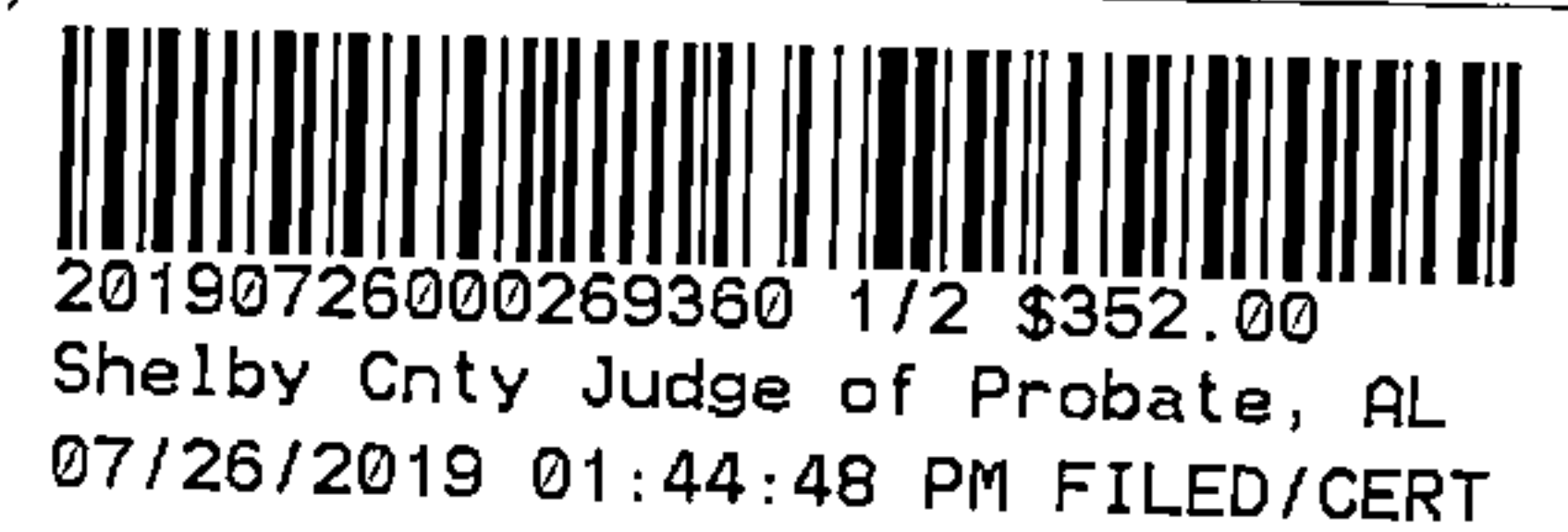


This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
Matthew J. Hornsby  
2010 Old Springville Road, Suite 100  
Birmingham, AL 35215

Send Tax Notice To:  
T2, LLC  
6234 Eagle Point Cir.  
Birmingham, AL 35242



### LIMITED LIABILITY COMPANY WARRANTY DEED

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY \***

That in consideration of Ten and No/100 Dollars---(\$10.00) to the undersigned grantor, **Birmingham Homebuyers LLC**, a limited liability company, of 8949 Roebuck Blvd., Birmingham, AL 35206, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **T2, LLC** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 17, according to the Survey of Meadow Brook Estates, 2nd Sector, 2nd Phase, as recorded in Map Book 7, Page 130, in the Probate Office of Shelby County, Alabama.

Property Address: 3705 Cumberland Trace, Birmingham, AL 35242

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

Subject to all outstanding rights of redemption in favor of all persons entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated the 8th day of April, 2019, and recorded in Instrument # 20190409000115450, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Members who are authorized to execute this conveyance, has hereto set its signature and seal, this the 25<sup>th</sup> day of July, 2019.

Birmingham Homebuyers LLC

By: Jason LeSueur, Managing Member

**STATE OF ALABAMA\*  
JEFFERSON COUNTY\***

### General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason LeSueur, as managing member of Birmingham Homebuyers LLC, a Limited Liability company and whose name 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 said instrument, he as such member, and with full authority, executed the same voluntarily for and acting as said Limited Liability Company.

Given under my hand and official seal, this 25<sup>th</sup> day of July, 2019.

My Commission Expires: 9/17/20

Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Birmingham Homebuyers LLC
Mailing Address 8949 Roebuck Blvd.
Birmingham, AL 35206

Grantee's Name T2, LLC
Mailing Address 6234 Eagle Point Circle
Birmingham, AL 35242

Property Address 3705 Cumberland Trace
Birmingham, AL 35242

Date of Sale 07/25/19

Total Purchase Price \$

or

Actual Value \$

or

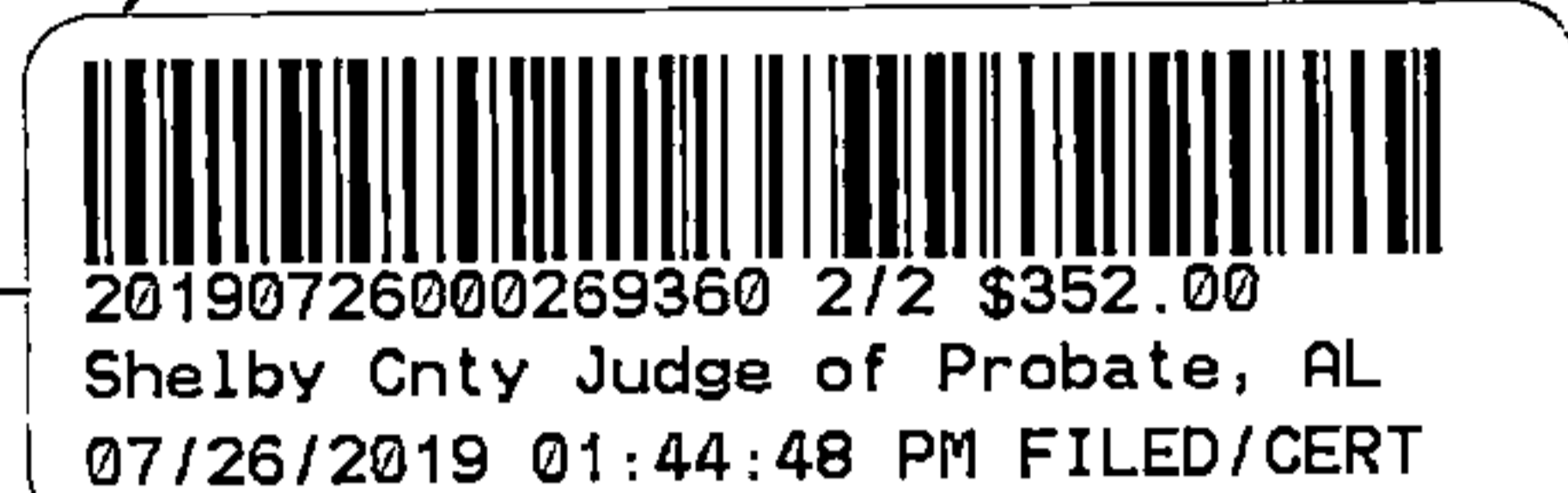
Assessor's Market Value \$ 333,520.00

Shelby County, AL 07/26/2019
State of Alabama
Deed Tax: \$334.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement

- Appraisal
Other Tax Assessor Site



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 7-25-19

Print Hornsby & Hornsby

X Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Print Form