

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

Send Tax Notice To:
Mark D. Wilson
P.O. Box 59443
Birmingham AL 35259

LIMITED LIABILITY COMPANY WARRANTY DEED

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

That in consideration of Eighty Seven Thousand and No/100 Dollars---(\$87,000.00) 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 **Mark D. Wilson** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 3 and the West 30 feet of Lot 2, Block 14, according to the Survey of Alabaster Gardens Subdivision, as recorded in Map Book 3, Page 156, in the Probate Office of Shelby County, Alabama.

Property Address: 810 4th Ave. NW, Alabaster, AL 35007

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.

The entire above referenced purchase price was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said mortgage loan being in the amount of \$105,740.00.

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 18th day of October, 2019.

Birmingham Homebuyers LLC

By: Jason LeSueur, Managing Member

STATE OF ALABAMA*
JEFFERSON COUNTY*

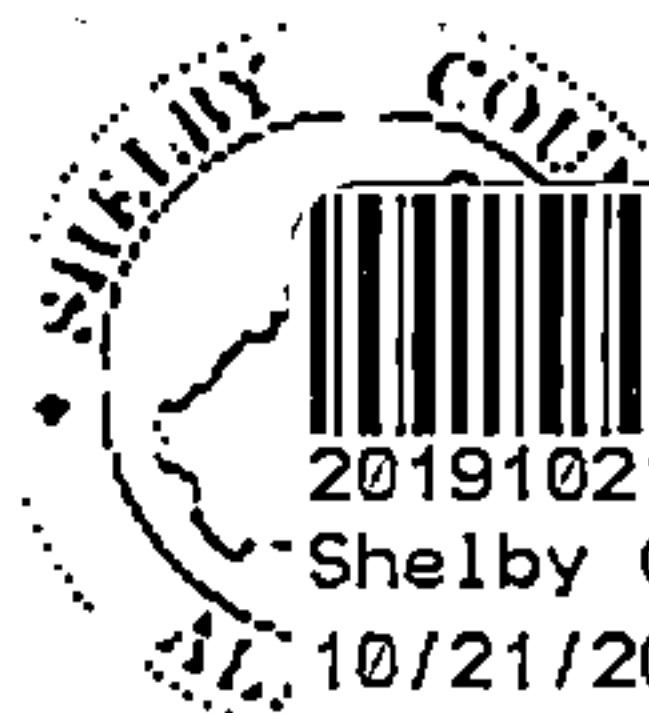
General Acknowledgment

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 18th day of October, 2019.

My Commission Expires: 9/17/20

Notary Public



Filed and Recorded
Official Public Records

Shelby County, Alabama, County



20191021000386700 2/2 \$26.00
Shelby Cnty Judge of Probate, AL
10/21/2019 10:38:08 AM FILED/CERT

Allen S. Bayl