

20200526000207310
05/26/2020 09:02:39 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Ready Home Services, LLC
3525 Robin Drive
Birmingham, AL 35223

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, Alabama 35243
PEL2000035-C

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **Four Hundred Thousand and 00/100 Dollars (\$400,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Rusty Hosmer, Inc., an Alabama Corporation**, whose address is 649 Old Towne Lane, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Ready Home Services, LLC, an Alabama Limited Liability Company**, whose address is 2969 Pelham Parkway, Suite T, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Ready Home Services, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is 100 Corporate Woods Circle, Alabaster, AL 35007, to-wit:

Lot 1, according to the Survey of Corporate Woods Circle, as recorded in Map Book 38 Page 73, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$400,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Rusty Hosmer, Inc., an Alabama Corporation, by Terry Russell Hosmer, as President and Rebekah Lois Hosmer as Secretary, who is authorized to execute this conveyance, has caused this conveyance to be executed on this, the 10th day of April, 2020.

Rusty Hosmer, Inc., ^{*an Alabama} Corporation

Terry Russell Hosmer

By: Terry Russell Hosmer
Its: *President*

Rebekah Lois Hosmer

By: Rebekah Lois Hosmer
Its: *Secretary*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/26/2020 09:02:39 AM
\$26.00 CHERRY
20200526000207310

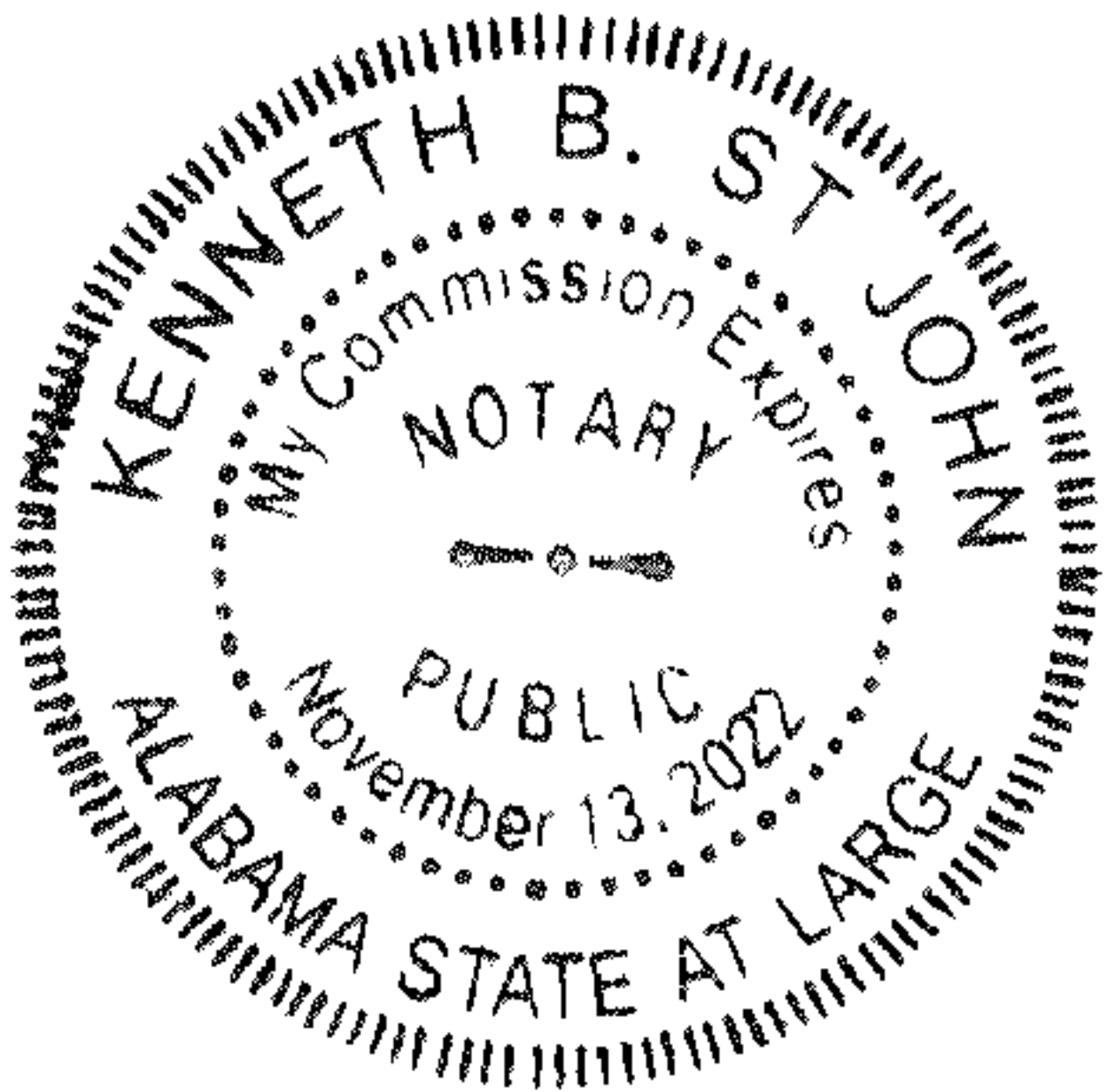
Allie S. Byrd

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Russell Hosmer, whose name as President of Rusty Hosmer, Inc., an Alabama corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as such President and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal on this 10th day of April, 2020.

[Signature]
Notary Public Kenneth B. St. John



STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebekah Lois Hosmer, whose name as Secretary of Rusty Hosmer, Inc., an Alabama corporation, is signed to the foregoing instrument, and who known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as such Secretary and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal on this 10th day of April, 2020.

[Signature]
Notary Public Kenneth B. St. John

