

This Instrument Prepared by:

SEND TAX NOTICE TO:

**Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
Birmingham, AL 35209**

**Ashley Achor
1387 Belmont Lane
Helena, AL 35216**

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred thirty Three Thousand and 00/100 Dollars (\$233,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **KMA Home Renovations LLC, an Alabama Limited Liability Company** whose mailing address is: **3700 Lorna Road, Hoover, AL 35216** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ashley Achor** whose mailing address **1387 Belmont Lane, Helena, AL 35080** (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **1387 Belmont Lane, Helena, AL 35216**

LOT 19-A, ACCORDING TO THE SURVEY OF DEARING DOWNS THIRD ADDITION, AS RECORDED IN MAP BOOK 8, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to 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, limestone, and gravel in, on, and under subject property.

\$228,779.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of October, 2020.

KMA Home Renovations, LLC


Its authorized member

STATE OF ALABAMA

JEFFERSON COUNTY

I, JACK R. THOMPSON JR., a Notary Public in and for said county in said state, hereby certify that as authorized member of KMA Home Renovationsvest, LLC, an Alabama Limited Liability Company whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, in her capacity as authorized member executed the same voluntarily and with full authority on behalf of the Company..

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of Oct., 2020

My Commission Expires:

10/31/2024


Notary Public

(SEAL)

ATB 1847



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2020 12:11:28 PM
\$29.50 JESSICA
20201104000499670

Allen S. Bayl