

Send tax notice to:  
HOME PARTNERS LLC  
5440 LOUIE LN #16  
RENO, NV 89511

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2021729

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Two Thousand and 00/100 Dollars (\$292,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JONATHAN DEREK STARR, A SINGLE INDIVIDUAL** whose mailing address is: 1005 Keith Cove Bham, AL 35242 (hereinafter referred to as "Grantors") by **HOME PARTNERS LLC** whose property address is: **2913 SELKIRK CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 24 in Block 1, according to the Survey of Selkirk Subdivision of Inverness, as recorded in Map Book 6, page 163 in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with ,all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records
3. Restrictions appearing of record Misc. Volume 21, page 10.
4. Right of way easement to Alabama Power Company as recorded in Book 21 Page 376.
5. Covenants, Conditions and Restrictions recorded Book 21, page 376
6. 10 foot easement along rear of lot and an easement of undetermined width along Westerly lot line.

**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 23<sup>rd</sup> day of September, 2021.

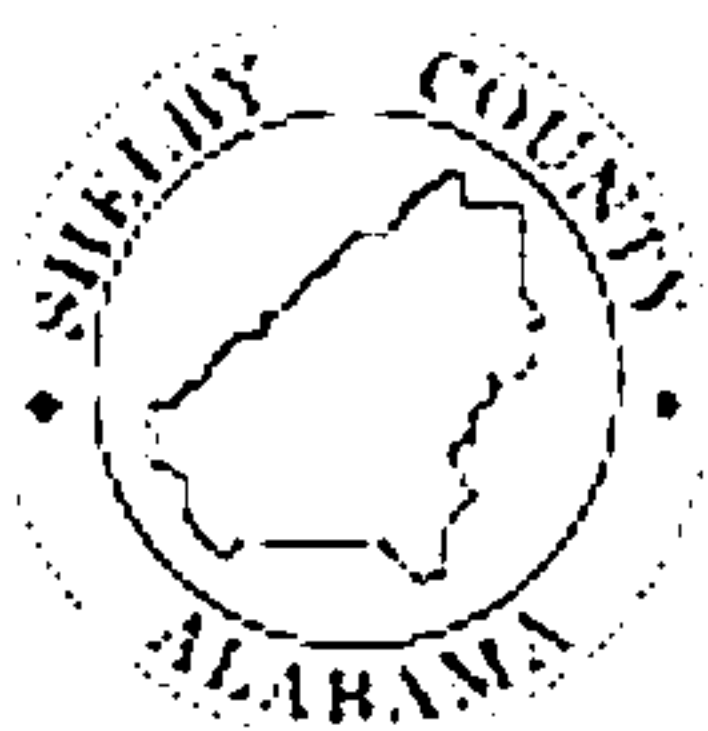
  
\_\_\_\_\_  
JONATHAN DEREK STARR

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JONATHAN DEREK STARR whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23<sup>rd</sup> day of September, .

  
\_\_\_\_\_  
Notary Public  
Print Name: Brittani S. Bevilacqua, Esq.  
Commission Expires: 02/28/2024  

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/27/2021 01:06:13 PM  
\$317.00 BRITTANI  
20210927000469330

*Brittani S. Bevilacqua*