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10/01/2021 03:47:45 PM  
DEEDS 1/2

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

Send Tax Notice To:  
Birmingham Homebuyers LLC  
8949 Roebuck Blvd.  
Birmingham, AL 35206

### WARRANTY DEED

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

That in consideration of Three Hundred Fifty Thousand and NO/100 Dollars---(\$350,000.00) and other good and valuable consideration paid to the undersigned grantors, **William F. Kaufmann, Jr.** and **Mary P. Kaufmann**, husband and wife, of 5848 Constitution Street, Ave Maria, FL 34142, (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 **Birmingham Homebuyers LLC** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 2425, according to the Survey of Riverchase Country Club Twenty-fourth Addition, as recorded in Map Book 10, Page 64, in the Probate Office of Shelby County, Alabama.

Property Address: 2174 Baneberry Drive, Hoover, AL 35244.

Subject to easements and restrictions of record, and current ad valorem taxes, a lien but not yet payable.

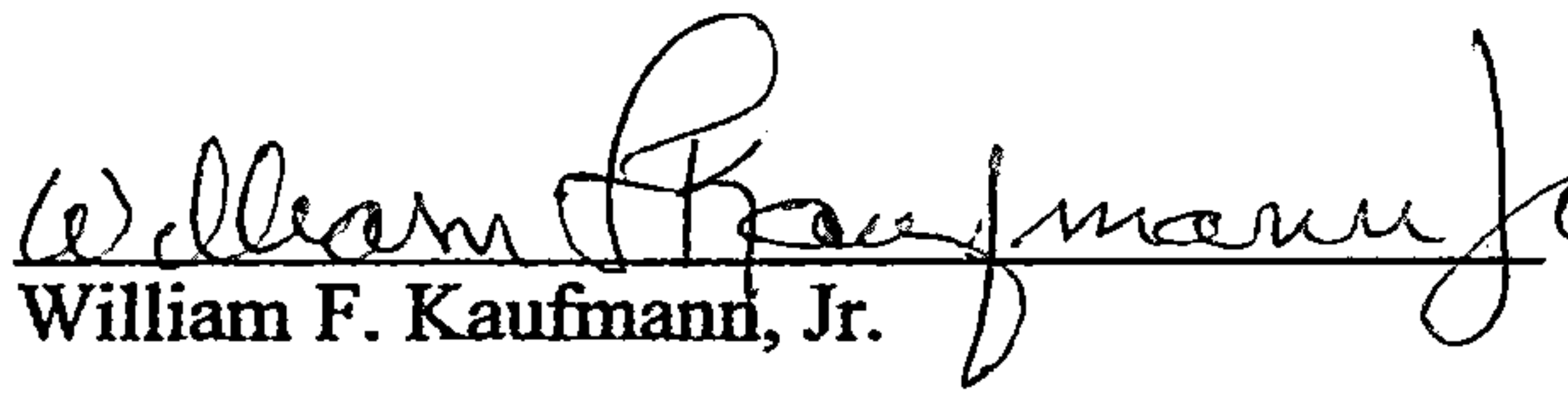
Mineral and mining rights excepted not owned by grantor.

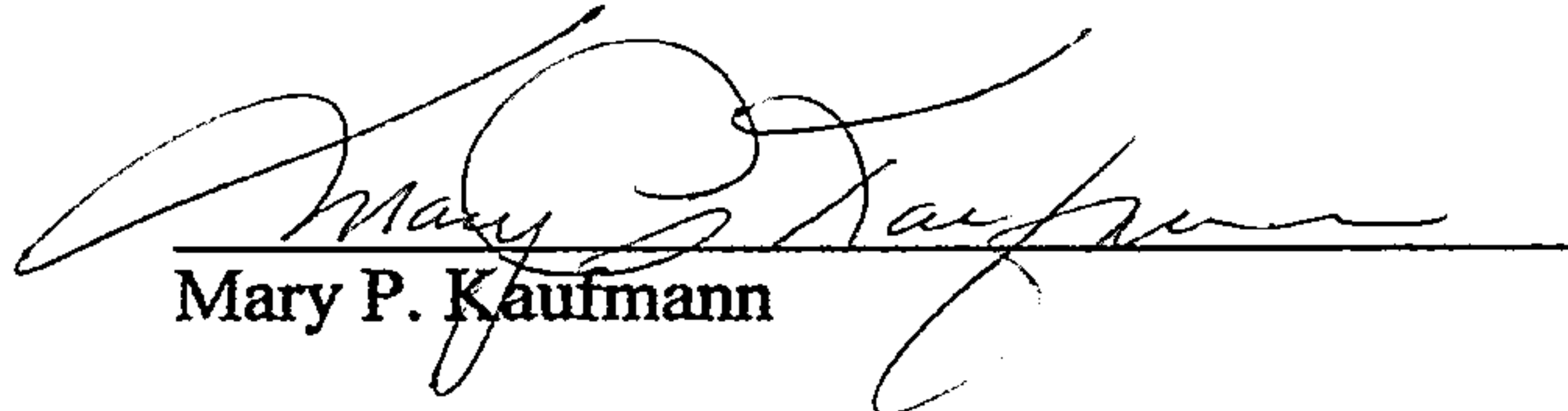
The entire purchase price herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said mortgage loan being in the amount of \$352,898.36.

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

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

IN WITNESS WHEREOF, the said Grantor has hereto set their signatures and seals, this the 29 day of September, 2021.

  
William F. Kaufmann, Jr.

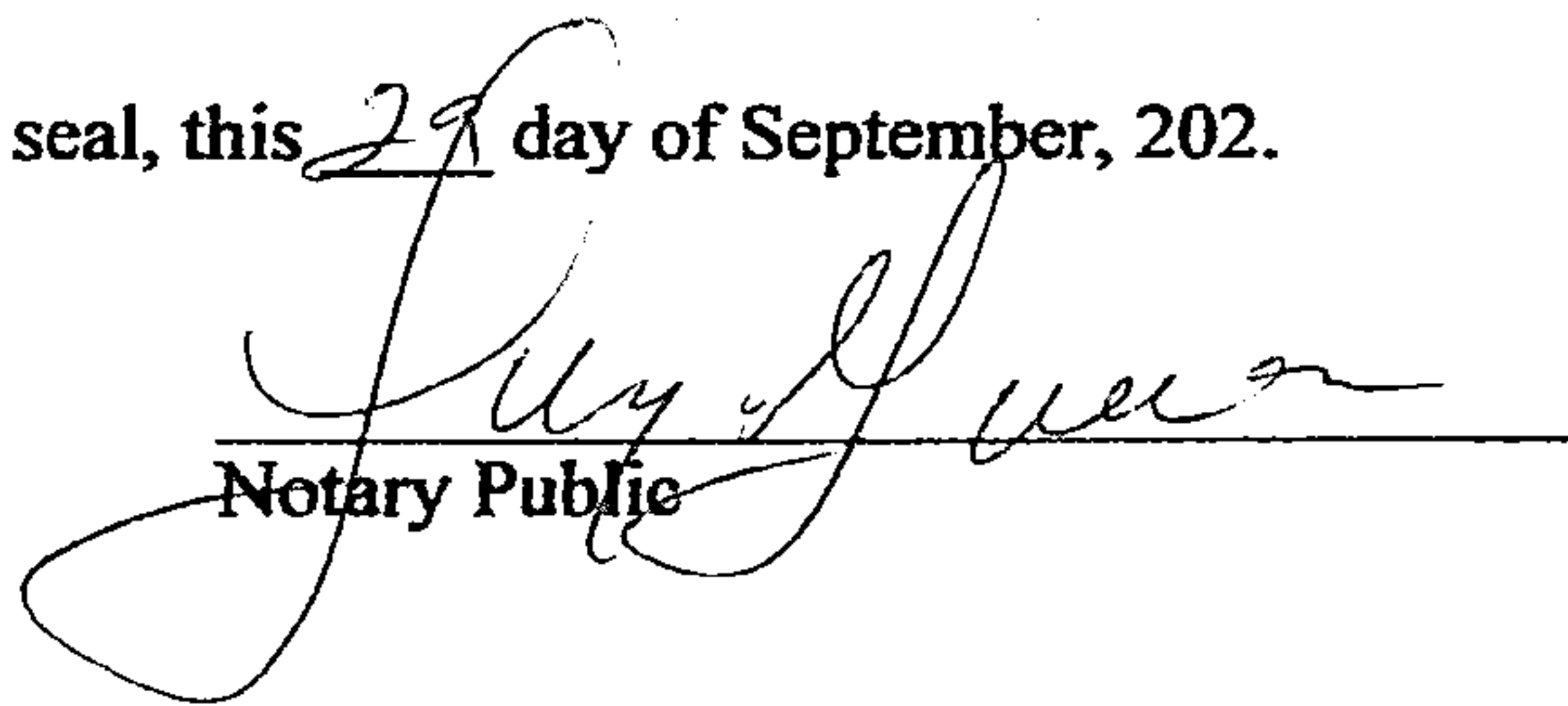
  
Mary P. Kaufmann

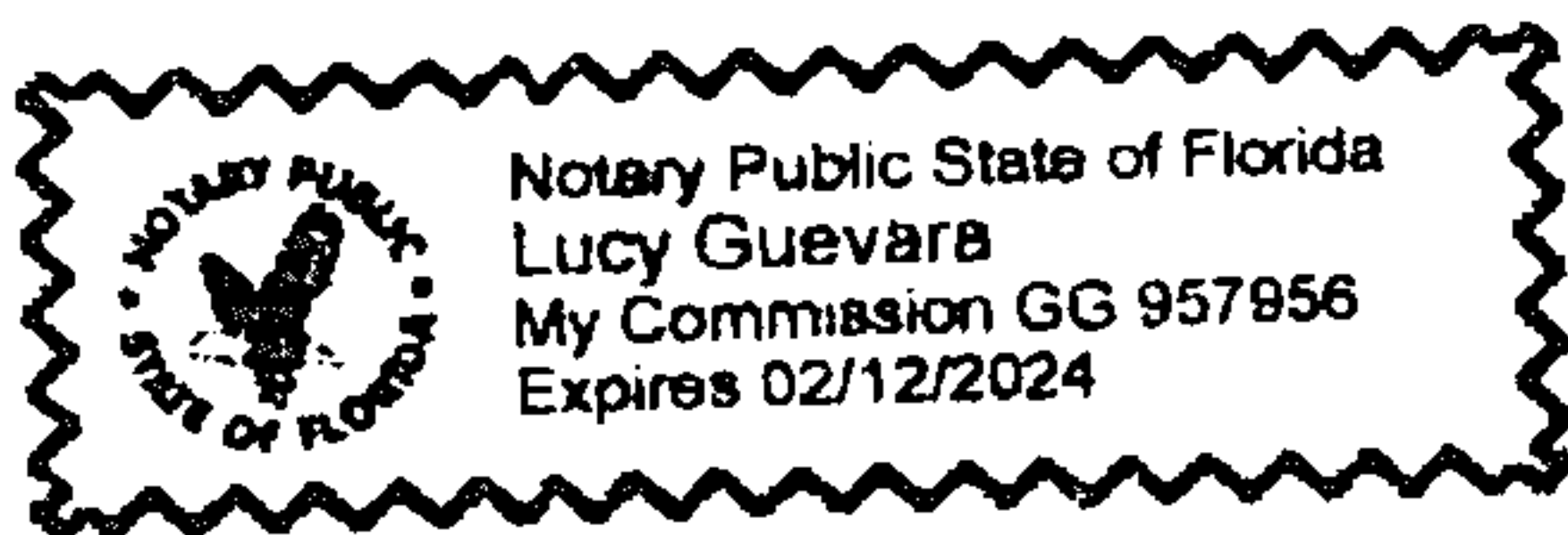
STATE OF FLORIDA \* General Acknowledgment  
Collier COUNTY\*

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William F. Kaufmann, Jr. and Mary P. Kaufmann**, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 29 day of September, 2021.

My Commission Expires:

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$26.00 JOANN  
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