

This Instrument Prepared by:

SEND TAX NOTICE TO:

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

Heatherlane House, LLC  
1041 Stagg Run Trail  
Indian Springs, AL 35124

[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 **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)** 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, **HBH Holding LLC, an Alabama Limited Liability Company** whose mailing address is: 1021 Brocks Gap Pkwy, Suite 125, Hoover, AL 35244 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Heatherlane House, LLC** whose mailing address 1041 Stagg Run trail, Indian Springs, AL 35124 (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, having a property address of: **4044 Old Cahaba Parkway, Helena, AL 35080**

**Lot 1793, according to the Survey of Old Cahaba IV, 2<sup>nd</sup> Addition, Phase 5, as recorded in Map Book 34, Page 53, 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.

\$318,750.00 of the consideration recited above was paid from a mortgage loan closed 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

20211029000523960 10/29/2021 09:31:40 AM DEEDS 2/2

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28 day of **October**, 2021.

HBH Holding, LLC

Jordan Hosey  
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 **Jordan Hosey as authorized member of HBH Holding, 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 28<sup>th</sup> day of October, 2021

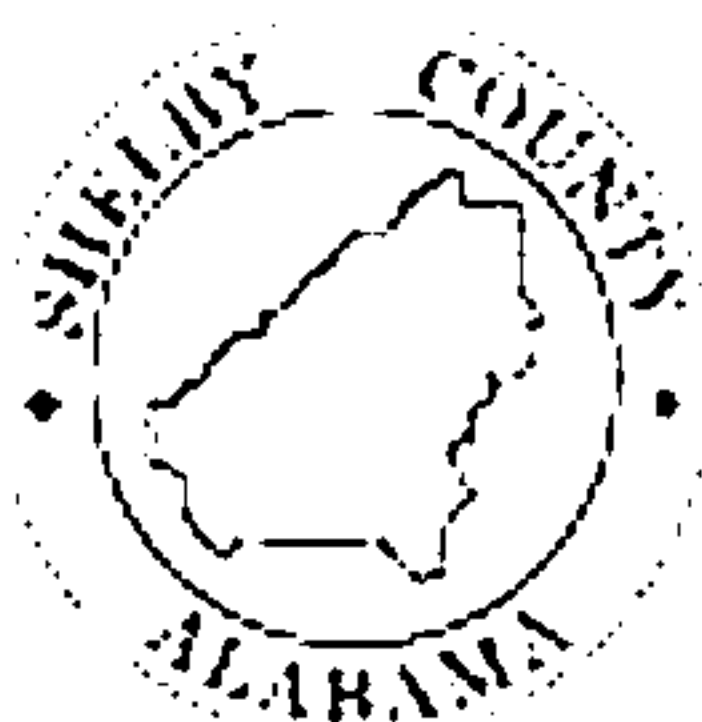
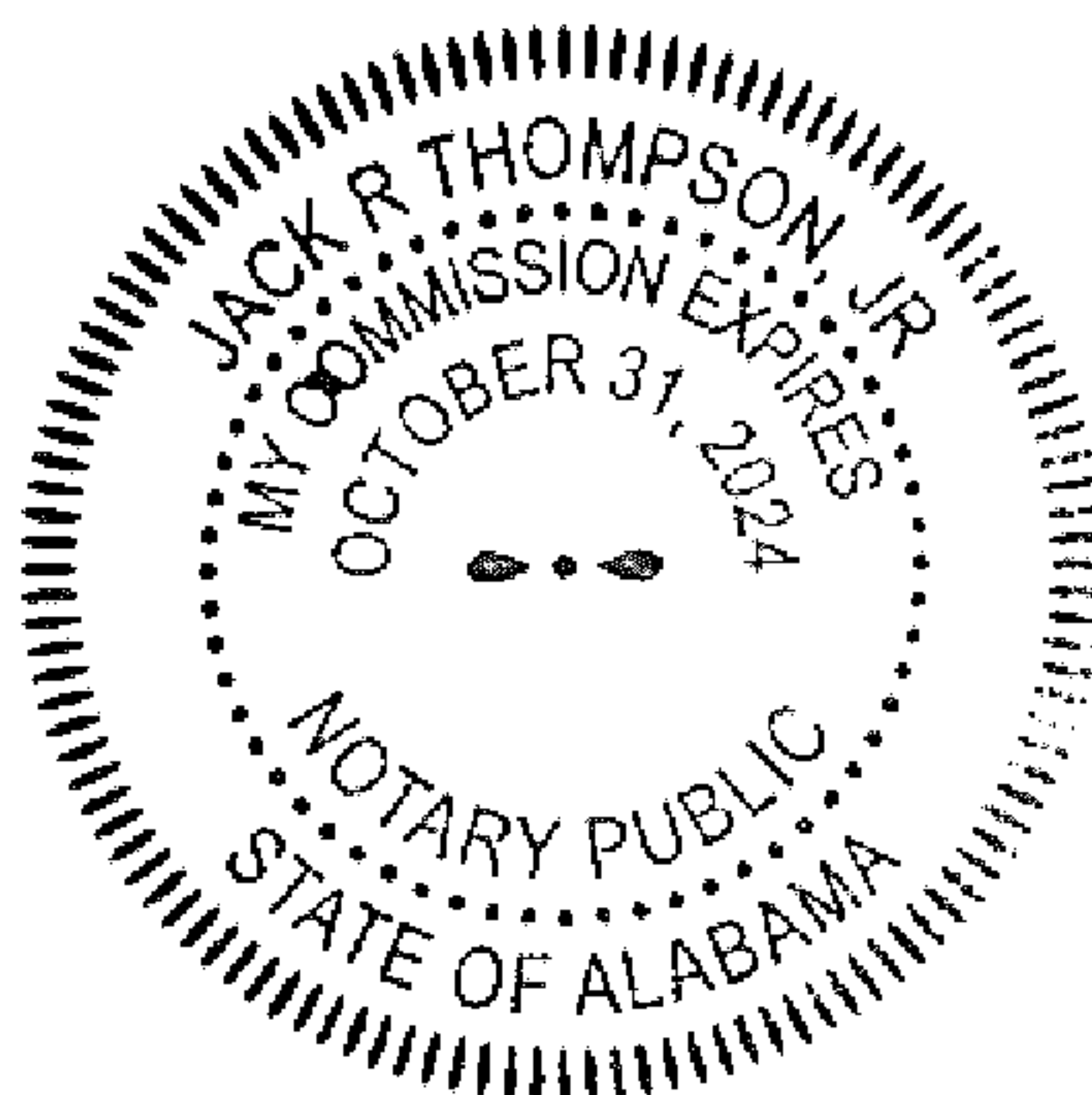
My Commission Expires

10/31/2024

Jack R. Thompson Jr.  
Notary Public

(SEAL)

**ATB 2736A**



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/29/2021 09:31:40 AM  
\$81.50 JOANN  
20211029000523960

Allen S. Bayl