

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

Send Tax Notice To:
PropertyOne, Inc.
5073 Pinehurst Terrace
Birmingham, AL 35242

WARRANTY DEED

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

That in consideration of Seventy Two Thousand and NO/100 Dollars---(\$72,000.00) and other good and valuable consideration paid to the undersigned grantor, **Jim Hamlin, a married man**, of 3701 75th Street, Lubbock, TX 79423, (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 **PropertyOne, Inc., an Alabama Corporation** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

See Attached "Exhibit A" for Legal Description.

Property Address: 901 2nd Ave. SW, Alabaster, AL 35007

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 \$89,500.00.

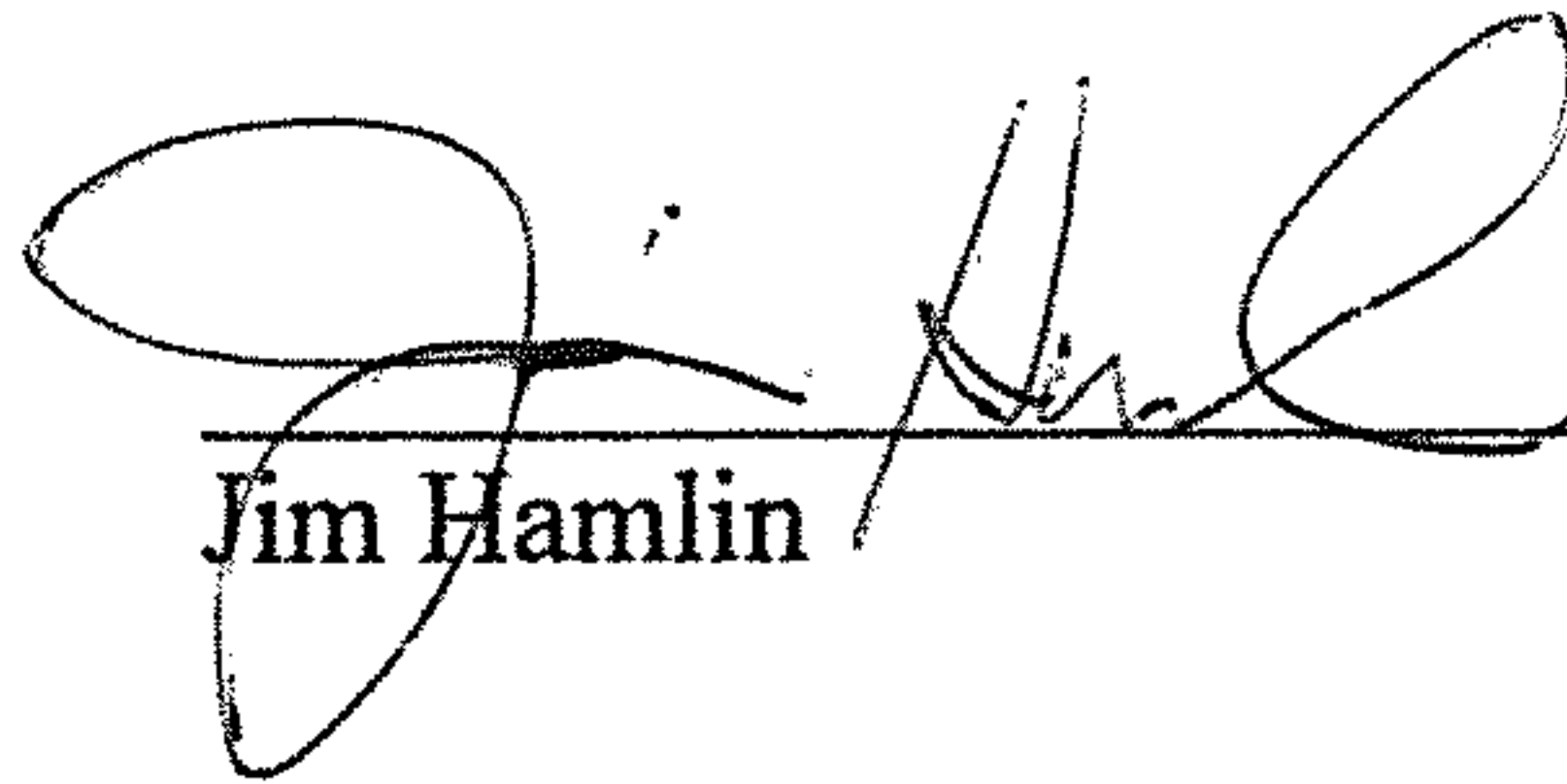
The property conveyed herein is one and the same property as that which was conveyed in deeds recorded in Instr. No. 200612080000596730 & Instr. No. 20100512000149240.

The property described herein is not the homestead of the grantor nor his spouse.

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 12 day of November, 2021.


Jim Hamlin

STATE OF TEXAS * General Acknowledgment
Lubbock COUNTY*

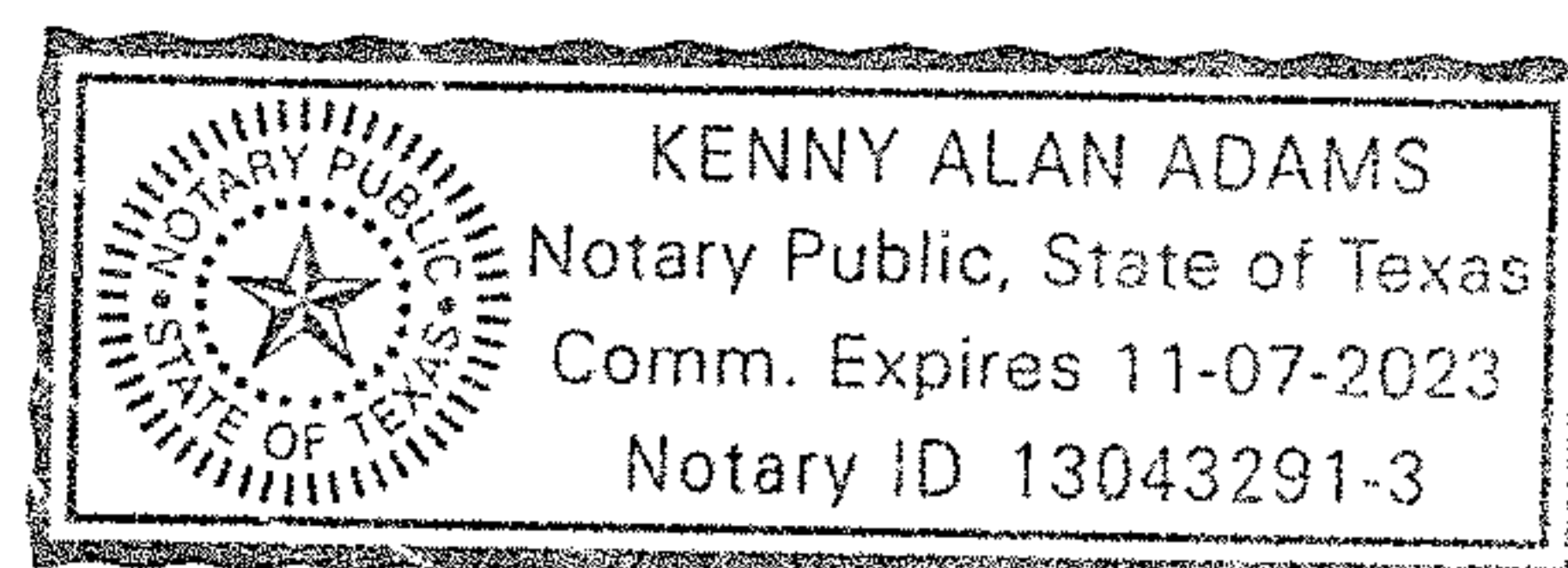
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jim Hamlin, a married man**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 12 day of **November**, 2021

My Commission Expires:

11/07/2023


Notary Public



LEGAL DESCRIPTION

Part of Lot 5 and Lot 6 K.B. Nickerson's Survey of Helena Road as recorded in Map Book 3, Page 116 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows; begin at the Southeast corner of said Lot 6 and thence run in a northerly direction along the eastern boundary of Lot 6 for a distance of 208.22 feet to a point; thence turn an interior angle to the right of $93^{\circ}59'18''$ and run in a westerly direction for a distance of 200.74 feet to a point; thence turn an interior angle to the right of $85^{\circ}42'07''$ and run in a southerly direction for a distance of 43.44 feet to a point; thence turn an interior angle to the right of $126^{\circ}15'08''$ and run in a south easterly direction for a distance of 98.48 feet to a point; thence turn an interior angle to the left of $170^{\circ}41'25''$ and run in a south easterly direction for a distance of 170.58 feet, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2021 09:57:54 AM
\$29.00 JOANN
20211117000552870

Allen S. Bayl