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01/31/2022 03:25:03 PM  
DEEDS 1/2

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Zackery Benjamin  
Madison Benjamin  
3024 Brookhill Drive  
Birmingham, AL 35242

## LIMITED LIABILITY CORPORATION FORM WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Five Hundred Twenty Thousand Dollars and No Cents (\$520,000.00) to the undersigned Grantor, M5 Properties, LLC, An Alabama Limited Liability Company (herein referred to as Grantor) whose address is 620 Roebuck Forest Drive, Birmingham, AL 35206 in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Zackery Benjamin and Madison Benjamin (herein referred to as Grantee whether one or more) whose address is 3024 Brookhill Drive, Birmingham, AL 35242 the following described real estate, situated in Shelby County, Alabama, to wit;

*3024 Brookhill Dr. Birmingham AL 35242*

Lot 62, according to the Survey of Meadow Brook, 17th Sector, as recorded in Map Book 9, Page 158 A & B, in the Probate Office of Shelby County, Alabama: being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

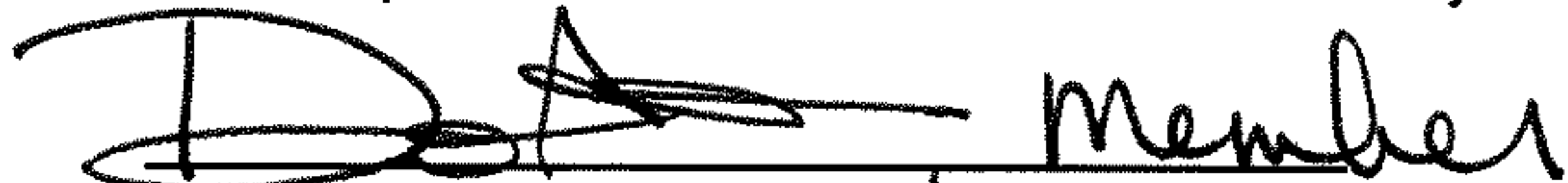
\$416,000.00 of the above mentioned purchase price was paid for from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said Grantee, his, her or their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, THE SAID Grantor, by Donna Allon, its Member, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of January, 2022.

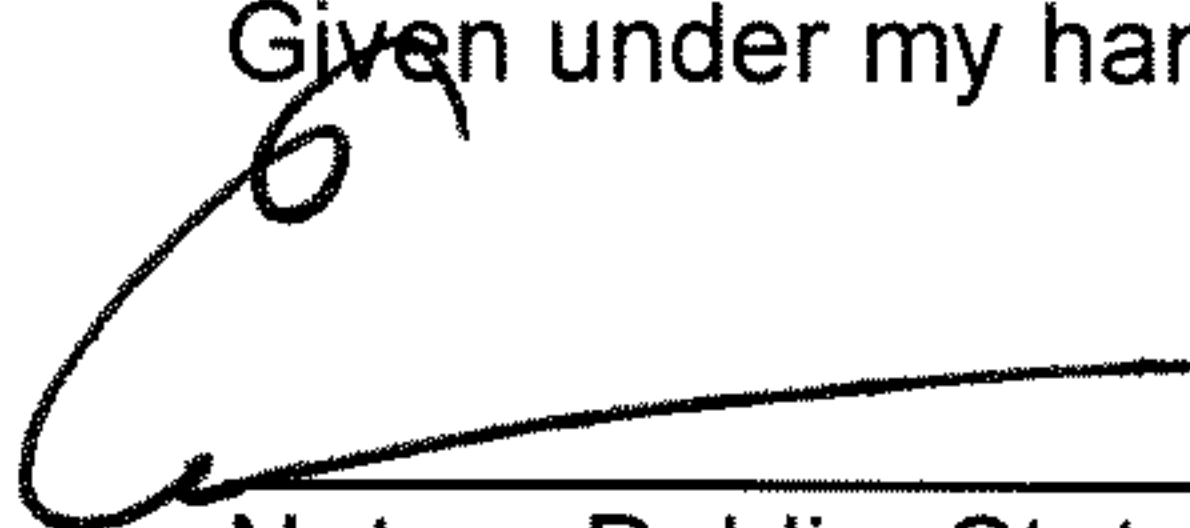
M5 Properties, LLC A/K/A  
M5 Properties, An Alabama limited liability company

  
Donna Allon, Member

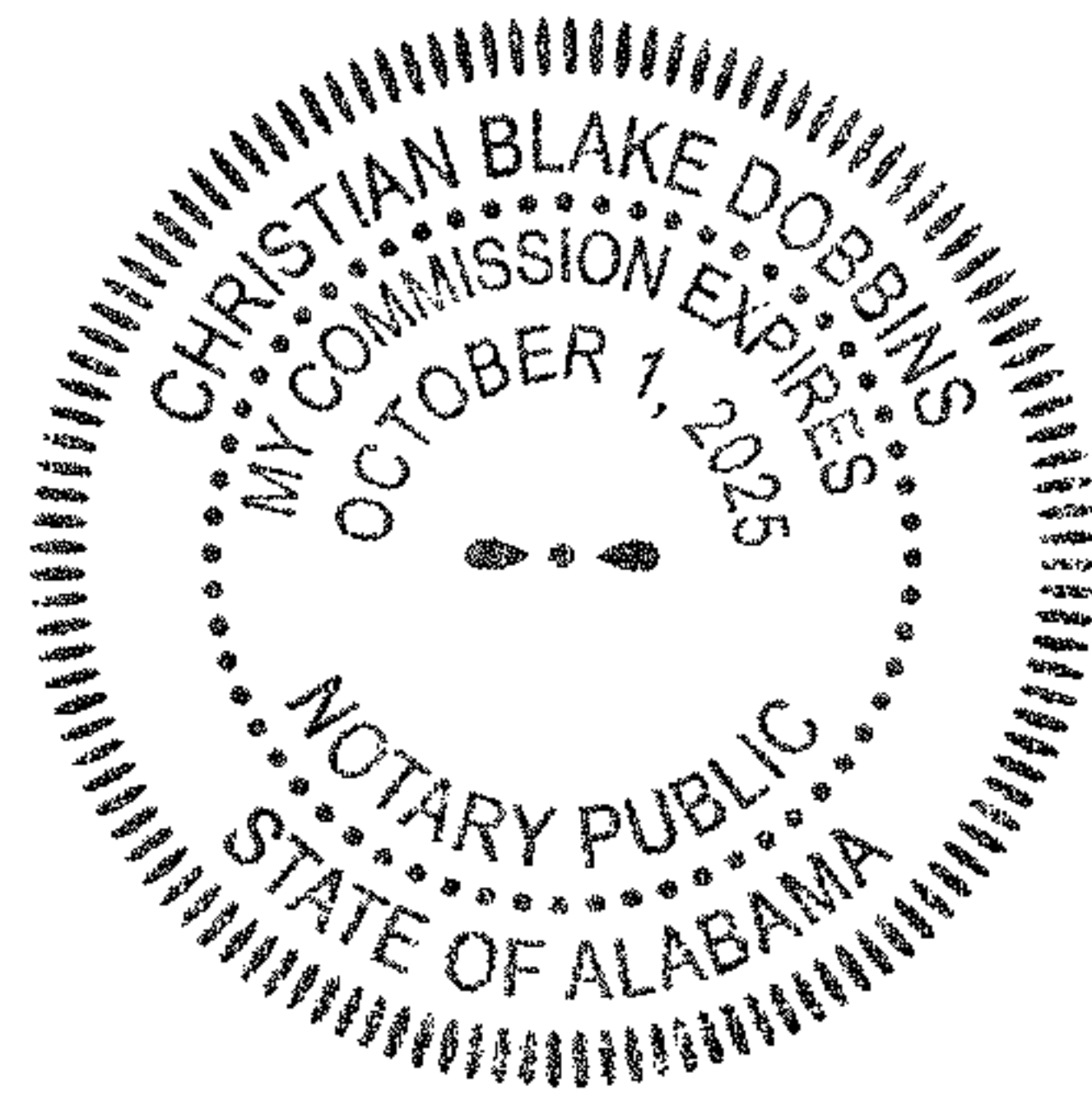
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Donna Allon whose name as Member of M5 Properties, LLC, An Alabama Limited Liability Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she, as such member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and official seal, this the 28th day of January, 2022.

  
\_\_\_\_\_  
Notary Public, State of Alabama

\_\_\_\_\_  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/31/2022 03:25:03 PM  
\$129.00 CHERRY  
20220131000043730

*Allie S. Bayl*