20220715000280100 07/15/2022 01:00:52 PM DEEDS 1/3

Send Tax Notice to:
Patrick Edward Kennedy, Jr.
601 3rd Street Northeast
Alabaster, AL 35007

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

STATE OF ALABAMA SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED NINETY FIVE THOUSAND SEVEN HUNDRED AND 00/100 (\$195,700.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Western Properties, LLC, a(n) Alabama Limited Liability Company (hereinafter referred to as GRANTOR whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, Patrick Edward Kennedy, Jr. (hereinafter referred to as GRANTEE whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 48, according to a resurvey of Whitestone Town Homes, Phase Two, as recorded in Map Book 22, Page 11, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S successors and assigns, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors and assigns shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the day of ________, 202 }

Western Properties, LLC
By: Jason Spinks
Its: Manager

STATE OF ALABAMA
Shelby COUNTY

set his/her/their hand(s) and seal(s) this the day of ________, 202 }

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jason Spinks whose name as Manager of **Western Properties**, **LLC**, a(n) Alabama Limited Liability Company, 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 instrument, he/she, as such Manager and with full authority, executed the same voluntarily for and as the act of said company.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the ______ day of ______, 2022

Notary Public

My Commission Expires:

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large

My Commission Expires Jan. 6, 2025

Grantee's Name

Patrick Edward Kennedy, Jr

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Western Properties, LLC

Grantor's Name

	Western Properties, LLC 3360 Davey Allison Boulevard Bessemer, AL 35023	Maili	ng Address	601 3rd Street N Alabaster, AL 3	
Property Address	601 3rd Street Northeast Alabaster, AL 35007	Total	Or al Value	\$195,700.00 \$.20 27
		Asses	Or sor's Market Val	ue \$	
The purchase	orice or actual value claime ecordation of documentary	d on this form can be veridence is not requir	verified in the		cumentary evidence:
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If the conveyathe filing of the	nce document presented fo is form is not required.	r recordation contains	all of the requ	uired informati	on referenced above,
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current use valuing proper Alabama 197	provided and the value musulation, of the property as erty for property tax purpos § 40-22-1 (h).	determined by the locales will be used and the	e taxpayer wi	ll be penalized	pursuant to Code of
accurate I fu	e best of my knowledge and orther understand that any fa- cated in Code of Alabama 1	alse statements claimed	ation contain d on this forn	ed in this docu n may result in	ment is true and the imposition of the
Date/	15	Pı	rint: Justin Sr	nitherman	gent de la companya del la companya de la companya
Unatt	ested(verified by)	S	ign(Grantor/G	rantee/ Owner/A	gent) circle one
	THINK COLUMN TO THE PARTY OF TH	Filed and Recorded Official Public Records Judge of Probate, Shelby County A Clerk Shelby County, AL 07/15/2022 01:00:52 PM \$32.00 BRITTANI 20220715000280100		-5. Buyl	Form RT-1