

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3543

SEND TAX NOTICE TO:

316 Tradewinds Cir
Alabaster, AL 35007

VALUE \$ 218,700.00

[Space Above This Line for Recording Data]

CORPORATION
WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Ten and 00/100 Dollars (\$10.00)** 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 **Mass Holdings, LLC, an Alabama limited liability company** whose mailing address is: 517 Rosebury Rd Helena AL 35090

; (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Michael Higginbotham** whose mailing address 316 Tradewinds Cir Alabaster AL 35007 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **235 Victoria Station, Alabaster, AL 35007** to wit:

Lot 130, according to the Survey of Cedar Grove at Sterling Gate, Sector 2, Phase 3, as recorded in Map Book 26, Page 122, in the Probate Office of Shelby County, Alabama; being situated in 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.

To Have and To Hold to the said grantee, their heirs, and assigns forever. Grantor does for itself its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all person

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of February, 2023

Mass Holdings LLC

By [Signature]
Scott Johnson, Its Member/Manager

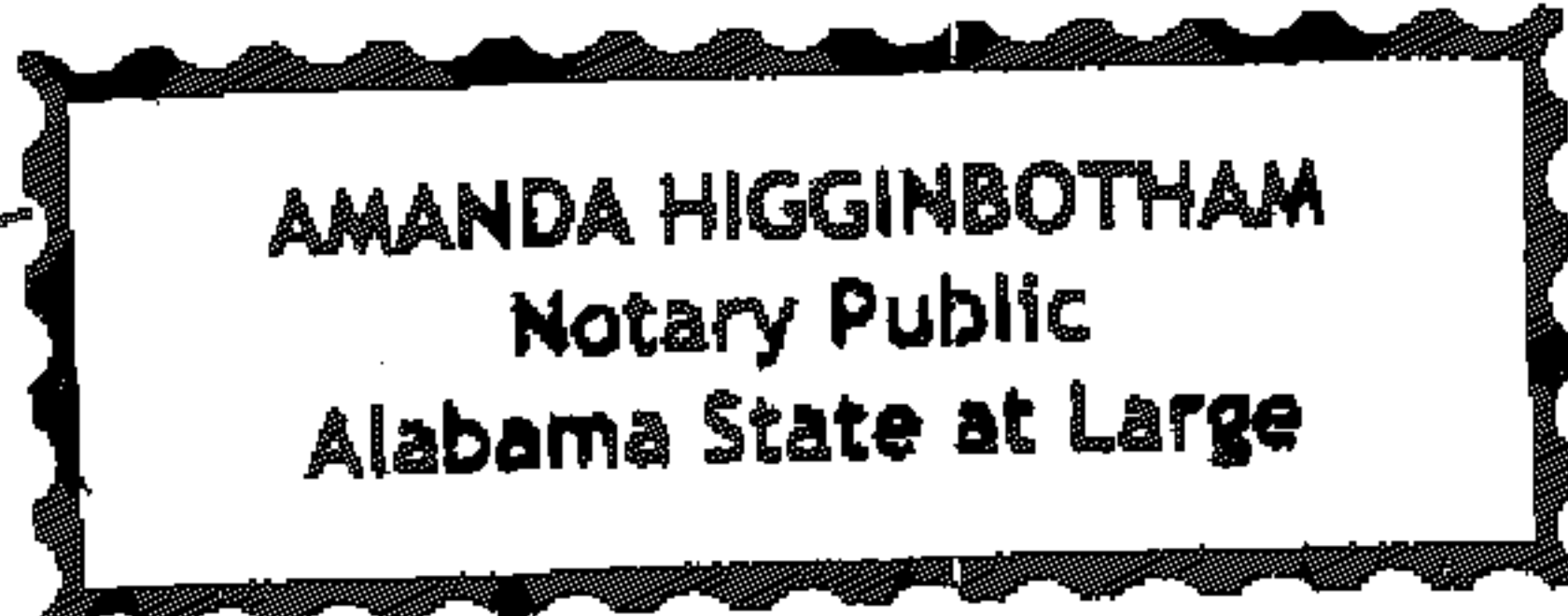
STATE OF Alabama, Shelby COUNTY ss:

I, Amanda Higginbotham, a Notary Public in and for said county in said state, hereby certify that **Scott Johnson** whose name as **MEMBER/MANAGER** of **Mass Holdings, LLC**, and who 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/they as such Member/Manager executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 8th day of February, 2023

My Commission Expires: May 9, 2026

[Signature]
Notary Public



(SEAL)

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8th day of February, 2023

Mass Holdings, LLC

By [Signature]
Michael Higginbotham Its Member/Manager

STATE OF Alabama, Shelby COUNTY ss:

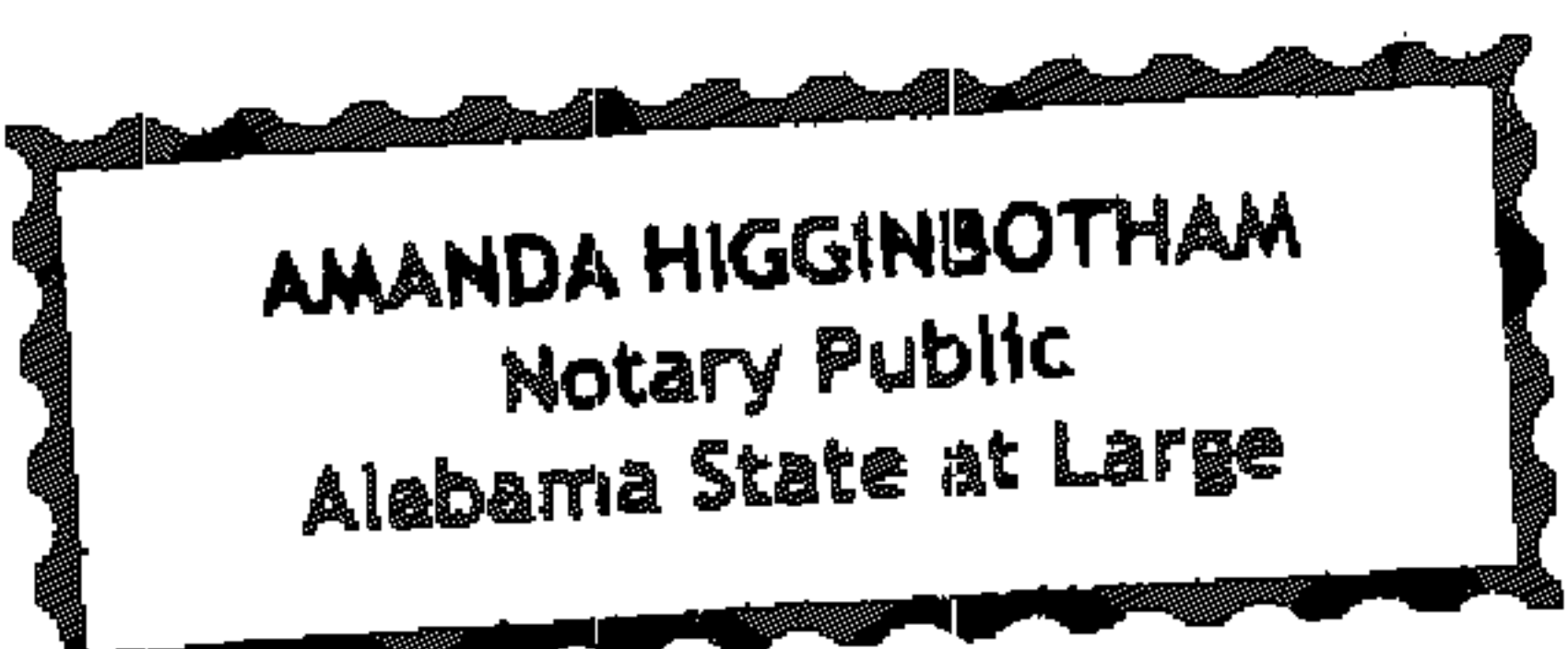
I, Amanda Higginbotham, a Notary Public in and for said county in said state, hereby certify that **Michael Higginbotham** whose name as **MEMBER/MANAGER** of **Mass Holdings, LLC**, and who is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they as such Member/Manager executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 8th day of February, 2023

My Commission Expires: May 9, 2026

[Signature]
Notary Public

(SEAL)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/09/2023 02:42:24 PM
\$244.00 BRITTANI
20230209000035230

[Signature]