

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:
Blaising Properties, LLC
2608 Kings Ridge Drive
Birmingham, AL 35243**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Brenda Smith, a married woman

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

Blaising Properties, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 173, ACCORDING TO THE MAP OF FOREST PARKS, 1ST SECTOR, 1ST ADDITION, AS RECORDED IN MAP BOOK 22, PAGE 39, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Brenda Smith is one and the same person as Brenda Wadsworth, grantee in that certain deed recorded in Instrument 20140917000291440 in the Probate Records of Shelby County, Alabama.

Said property is not the homestead of the Grantor, nor the Grantor's spouse.

\$284,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantee, its successors and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set her hand and seal this 1st day of May, 2023.



Brenda Smith

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

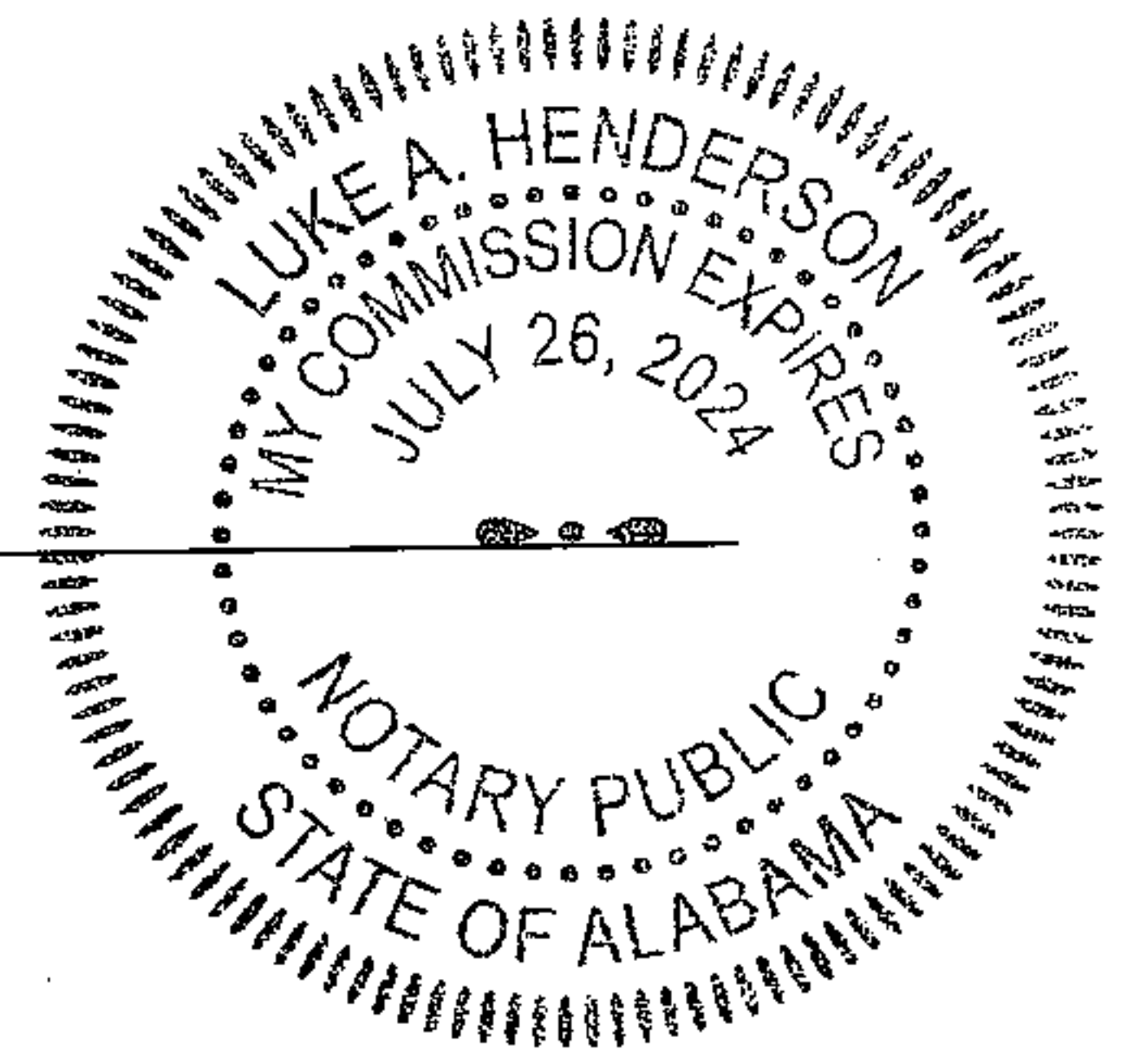
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Brenda Smith** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 1, 2023.

My Commission Expires:



Notary Public



Grantor's Address: **3008 Simpson Point Rd.
Grant, AL 35747**
Property Address: **300 Clairmont Rd., Sterrett, AL 35147**
Current Tax Parcel Id: **09-5-21-0-000-001.007**



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2023 11:37:37 AM
\$63.00 JOANN
20230501000127120**

