

<b>Grantor:</b> Portrait Homes BHM, LLC P.O. Box 361405 Hoover, AL 35236	<b>Property Address:</b> 216 Lorrin Lane Westover, AL 35147
<b>Grantee:</b> Michael Hill and Shana Hill 216 Lorrin Lane Westover, AL 35147	<b>Date of Sale:</b> August 15, 2023  <b>Total Purchase Price:</b> \$362,900.00  <b>Purchase Price Verification:</b> See deed below

THIS INSTRUMENT WAS PREPARED BY:  
Richard W. Theibert, Attorney  
DOMINICK FELD HYDE, P.C.  
1130 22<sup>nd</sup> Street South, Suite 4000  
Birmingham, Alabama 35205

**SEND TAX NOTICE TO:**  
**Michael Hill and Shana Hill**  
**216 Lorrin Lane**  
**Westover, AL 35147**

## GENERAL WARRANTY DEED

THE STATE OF ALABAMA )  
                                   :       KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF SHELBY        )

That in consideration of Three Hundred Sixty-Two Thousand Nine Hundred and 00/100 (\$362,900.00) DOLLARS, in hand paid to the undersigned, Portrait Homes BHM, LLC, a Delaware limited liability company (hereinafter referred to as "GRANTOR"), by Michael Hill and Shana Hill, husband and wife (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

Lot 44, according to the Survey of Final Plat of The Villages of Westover, Sector 1, as recorded in Map Book 39, page 9 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2023, and all subsequent years.

2. Right or claims of parties in possession not shown by the Public Records.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. 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 and gravel in, on and under the Land.
7. Such state of facts as shown on record subdivision plat recorded in Map Book 39, page 9, Shelby County Record.
8. Building line(s) as shown by recorded map.
9. Easement(s) as shown by recorded map.
10. Restrictions as shown by recorded map.
11. No further subdivision of lots as restricted by recorded map.
12. Easement to BellSouth, as recorded in Instrument 20061023000454770, in the Probate Office of Shelby County, Alabama.
13. Easement and Restrictions regarding Alabama Power Company, recorded in Instrument 20070517000229750 in the Probate Office of Shelby County, Alabama.
14. Covenants, Agreements and Release of Damages as recorded in Instrument 20070927000454700, in the Probate Office of Shelby County, Alabama.
15. Declaration of Protective Covenants recorded in Instrument 2008010900013350, in the Probate Office of Shelby County, Alabama.
16. Mineral and mining rights and rights incident thereto recorded in Instrument 20060329000146670 and Instrument 20060329000146680, in the Probate Office of Shelby County, Alabama.
17. Release of Damages, Mineral and mining rights and rights incident thereto, Conditions, Covenants, Restrictions recorded in Instrument 20070927000454770, in the Probate Office of Shelby County, Alabama.
18. Easement to BellSouth, as recorded in Instrument 20061023000521080, in the Probate Office of Shelby County, Alabama.

**ALL of the purchase price recited above was paid from the proceeds of a purchase money mortgage executed simultaneously with delivery of this deed.**

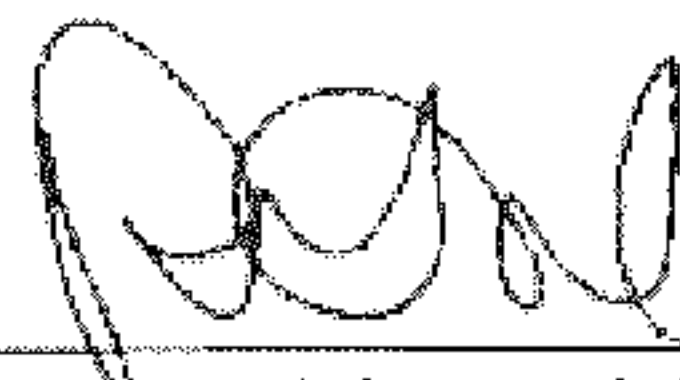
TO HAVE AND TO HOLD to the said GRANTEE, her heirs and assigns forever.

And GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, her heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that GRANTEE is free from all encumbrances, unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and its successors and assigns shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

**SIGNATURE PAGE ATTACHED**

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, this 14  
day of August, 2023.

Portrait Homes BHM, LLC

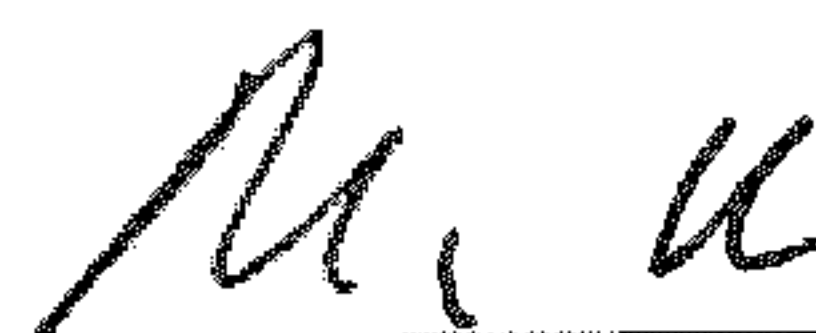


By: Robin Snider  
Its: Authorized Signer  
GRANTOR

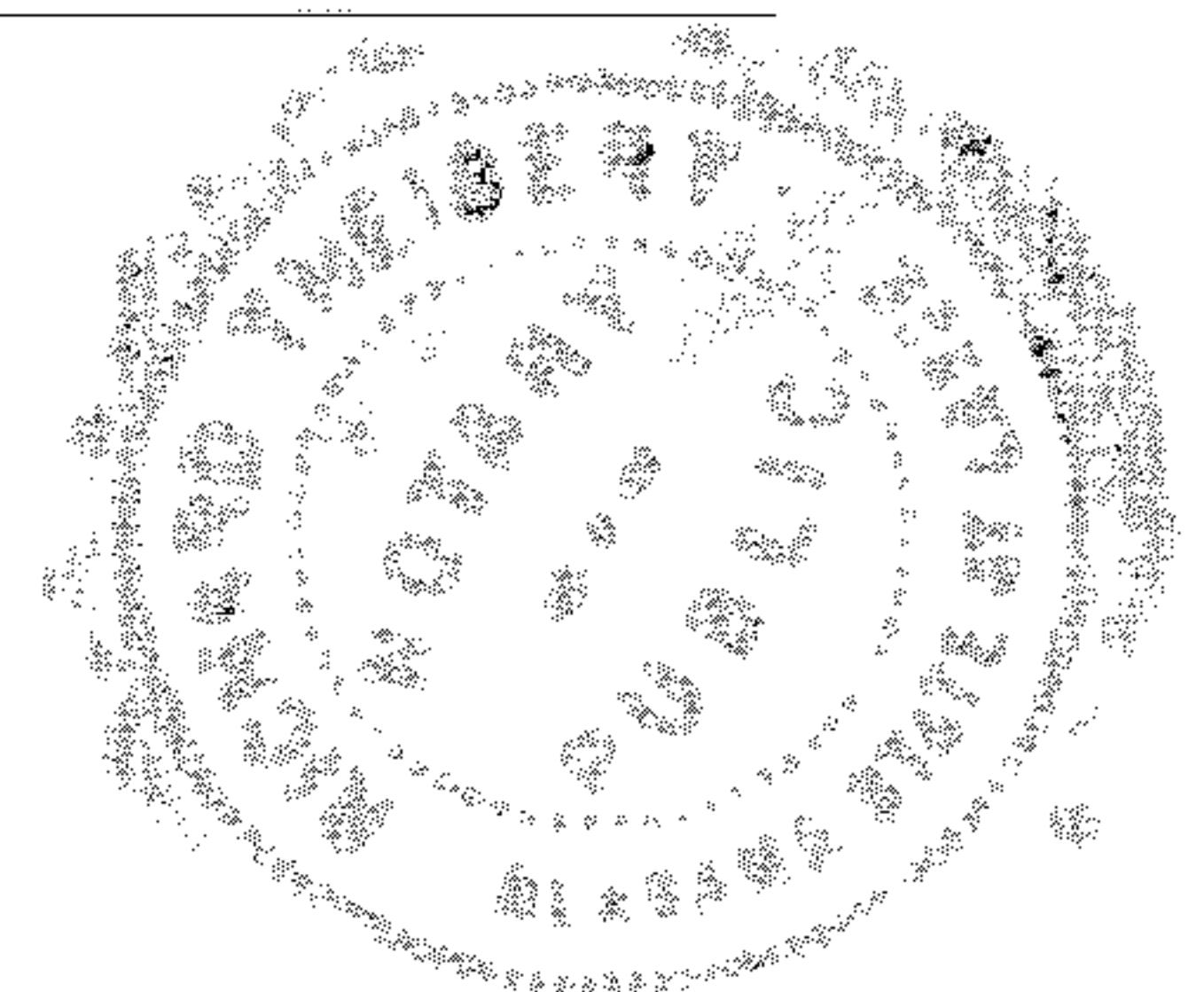
STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned Notary Public in and for said County in said State, hereby certify that Robin Snider, whose name as Authorized Signer of Portrait Homes BHM, LLC, a Delaware 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 said document, she, as such authorized signer 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 15 day of August, 2023.



Notary Public  
My Commission Expires: 5-25-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/17/2023 12:49:52 PM  
\$29.00 BRITTANI  
20230817000248440

*Allen S. Bayl*