

SEND TAX NOTICE TO:

Molly Felix
305 Polo Court
Chelsea, AL 35043

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **BHMO Property Holdings, LLC, a Limited Liability Company**, whose address is 1120 Ashford Lane, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Molly Felix**, whose address is 305 Polo Court, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Molly Felix**, the following described real estate situated in Shelby County, Alabama, **the address of which is 305 Polo Court, Chelsea, AL 35043 to-wit:**

Lot 143, according to the Survey of Polo Crossings, Sector I, as recorded in Map Book 39, page 41 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$292,929.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of September, 2023.

BHMO Property Holdings, LLC, a Limited Liability Company

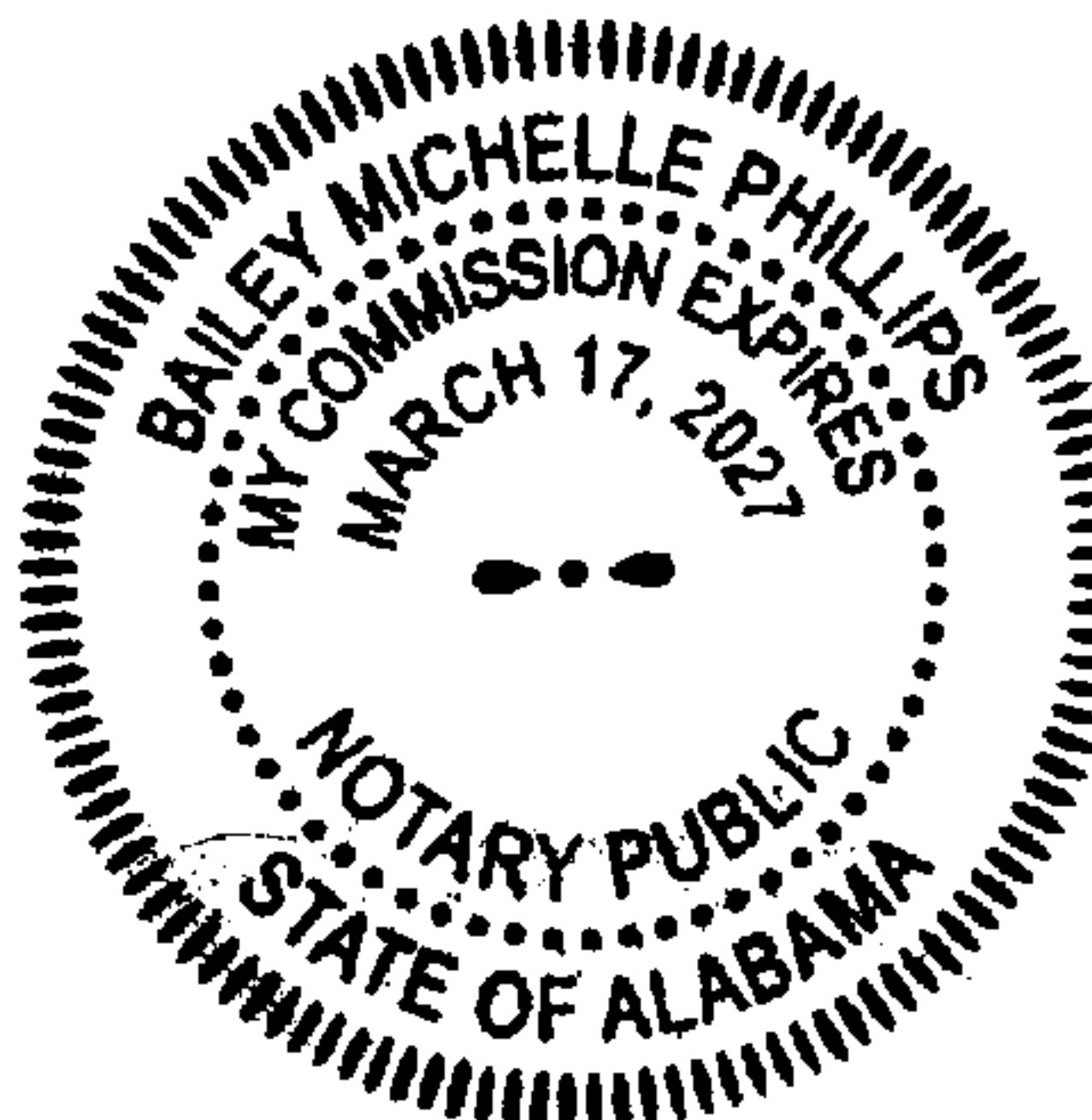
By: 
Mackenzie Brown, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Mackenzie Brown, Member of BHMO Property Holdings, LLC whose name as Member of BHMO Property Holdings, LLC, a 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 officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 1st day of September, 2023.


Notary Public
My Commission Expires: 03/17/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2023 03:35:27 PM
\$26.00 BRITTANI
20230905000268780

