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09/08/2023 02:16:14 PM  
DEEDS 1/3

<b>Grantor:</b> Portrait Homes 17, LLC P.O. Box 361405 Hoover, AL 35236	<b>Property Address:</b> 1011 English Oak Drive Helena, AL 35080
<b>Grantee:</b> Kim Robinson 1011 English Oak Drive Helena, AL 35080	<b>Date of Sale:</b> September <u>14</u> , 2023  <b>Total Purchase Price:</b> \$487,000.00  <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:  
Kim Robinson  
1011 English Oak Drive  
Helena, AL 35080

# GENERAL WARRANTY DEED

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

That in consideration of Four Hundred Eighty-Seven Thousand and 00/100 (\$487,000.00) DOLLARS, in hand paid to the undersigned, Portrait Homes 17, LLC, an Alabama limited liability company (hereinafter referred to as "GRANTOR"), by Kim Robinson (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 2, according to the Survey of Final Plat of Twelve Oaks at Bridlewood, as recorded in Map Book 34, page 106, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the current year, 2023, and all subsequent years.
2. All easements, restrictions, set-back liens, rights of way, limitations, violations, variations, encroachments, encumbrances and covenants of record and not of record.
3. Right or claims of parties in possession not shown by the Public Records.

4. Easements, or claims of easements, not shown by the Public Records.
5. 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.
6. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
7. 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.
8. Such state of facts as shown on record subdivision plat recorded in Map Book 34, page 106, Shelby County Records.
9. Building line(s), easement(s) and restrictions as shown by recorded map.
10. Restrictions appearing of record in Real 258, page 547, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
11. Right of way to Shelby County, recorded in Volume 271, page 722, in the Probate Office of Shelby County, Alabama.
12. Right of way for Easement, recorded in Real 115, page 886; Real 258, page 544 and Instrument 1995-31873, in the Probate Office of Shelby County, Alabama.
13. Joint Consent Agreement recorded in Instrument 20090817000315400 in the Probate Office of Shelby County, Alabama.
14. Declaration of Protective Covenants recorded in Instrument 20060125000041760, 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 GRANTEES, its successors and assigns forever.

And GRANTOR does for itself and for its successors and assigns covenant with the said GRANTEE, its successors 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal, this 1<sup>st</sup> day of September, 2023.

**SEE ATTACHED SIGNATURE PAGE**

Portrait Homes 17, LLC




By: Robin Snider  
Its: Authorized Signer  
GRANTOR

STATE OF ALABAMA)  
JEFFERSON COUNTY)

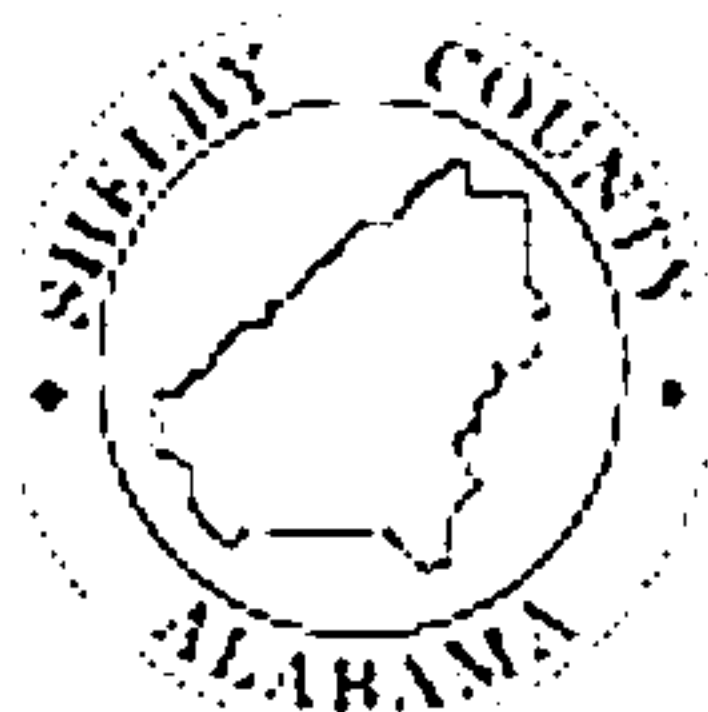
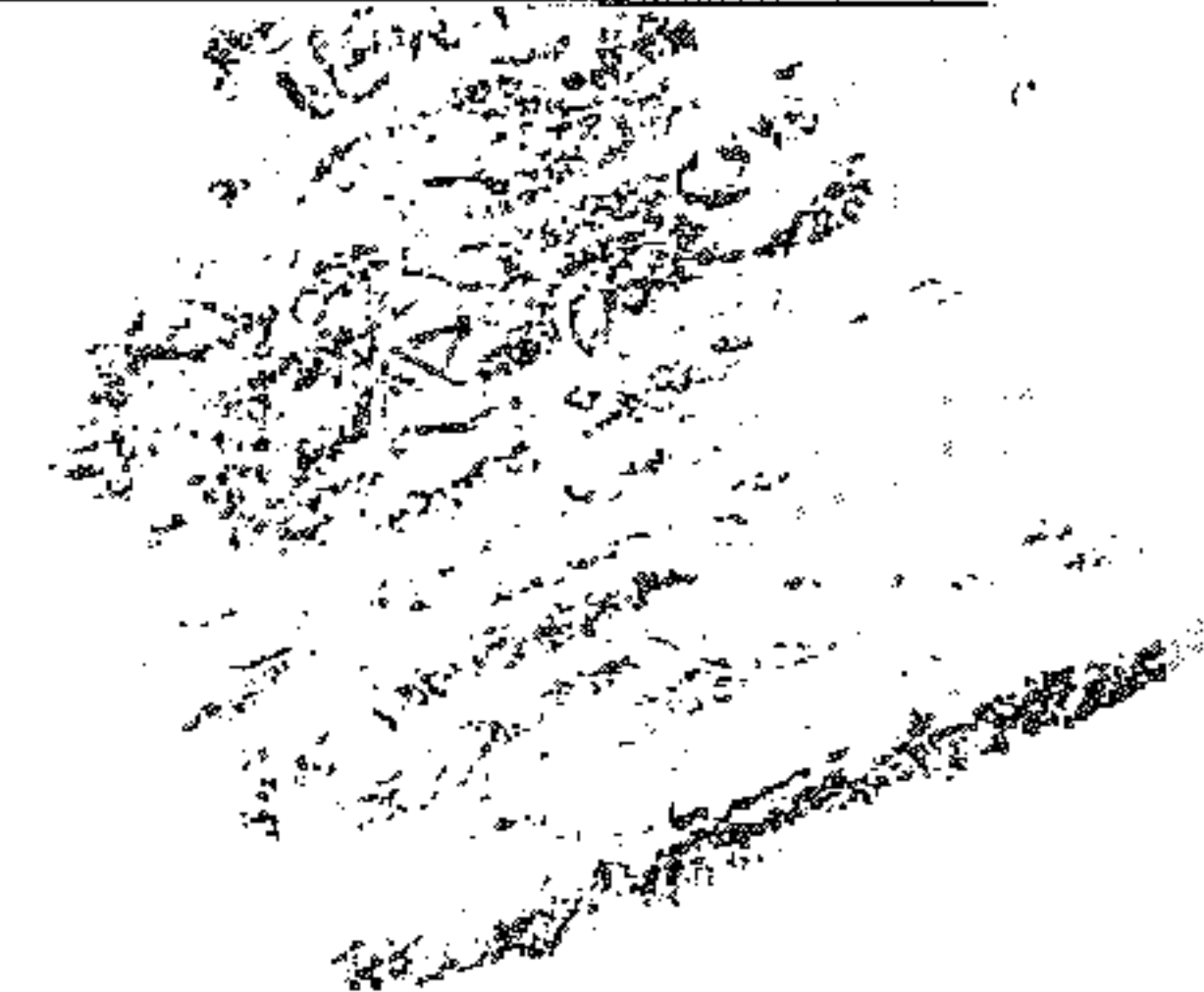
I, the undersigned Notary Public in and for said County in said State, hereby certify that Robin Snider, whose name as Authorized Signer of Portrait Homes 17, LLC, a(n) Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of 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 1<sup>st</sup> day of September, 2023.



Notary Public

My Commission Expires: 5-13-24



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/08/2023 02:16:14 PM  
\$515.00 BRITTANI  
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*Alvin S. Bayl*