

STATUTORY WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

DLB Attorneys at Law, LLC
Vaughn McWilliams, Esq.
2100B Southbridge Parkway, Ste 240
Birmingham, AL 35209

Send Tax Notice To:

Seahill Properties, LLC
5184 Caldwell Mill Road
Birmingham, AL 35244

WHEN RECORDED, RETURN TO:

DLB Attorneys at Law, LLC
Vaughn McWilliams, Esq.
2100B Southbridge Parkway, Ste 240
Birmingham, AL 35209

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

THAT CROSBY O'HARE, as Personal Representative of the ESTATE OF ALICE M. HARE, the widow of BRIAN HARE, whose mailing address is 5184 Caldwell Mill Road, Birmingham, AL 35244 (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it in hand paid by SEAHILL PROPERTIES, LLC, an Alabama limited liability company (hereinafter referred to as "Grantee"), whose mailing address is 5184 Caldwell Mill Road, Birmingham, AL 35244, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY, unto Grantee, all of the real property situated in Jefferson County, Alabama and described on Exhibit A attached hereto and made a part hereof for all purposes (hereinafter referred to as the "Land").

TO HAVE AND TO HOLD the Land, together with all improvements, easements and appurtenances thereto, unto Grantee, its legal representatives, successors and assigns, forever.

Grantor warrants that no part of the Land hereby conveyed constitutes the homestead of Grantor.

This Statutory Warranty Deed is executed on the date set forth in the acknowledgment below but is made effective as of Dec 20, 2023, 2023 (the "**Effective Date**").

Pursuant to the provisions of the Code of Alabama§ 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Crosby O'Hare as

Personal Representative of the

Estate of Alice M. Hare

5184 Caldwell Mill Road

Birmingham, AL 35244

Grantee's Name and Mailing Address:

Seahill Properties, LLC

5184 Caldwell Mill Road

Birmingham, AL 35244

Property Address: 3605 Cumberland Trace, Birmingham, AL 35243

Parcel ID: 09 3 06 0 001 001.012

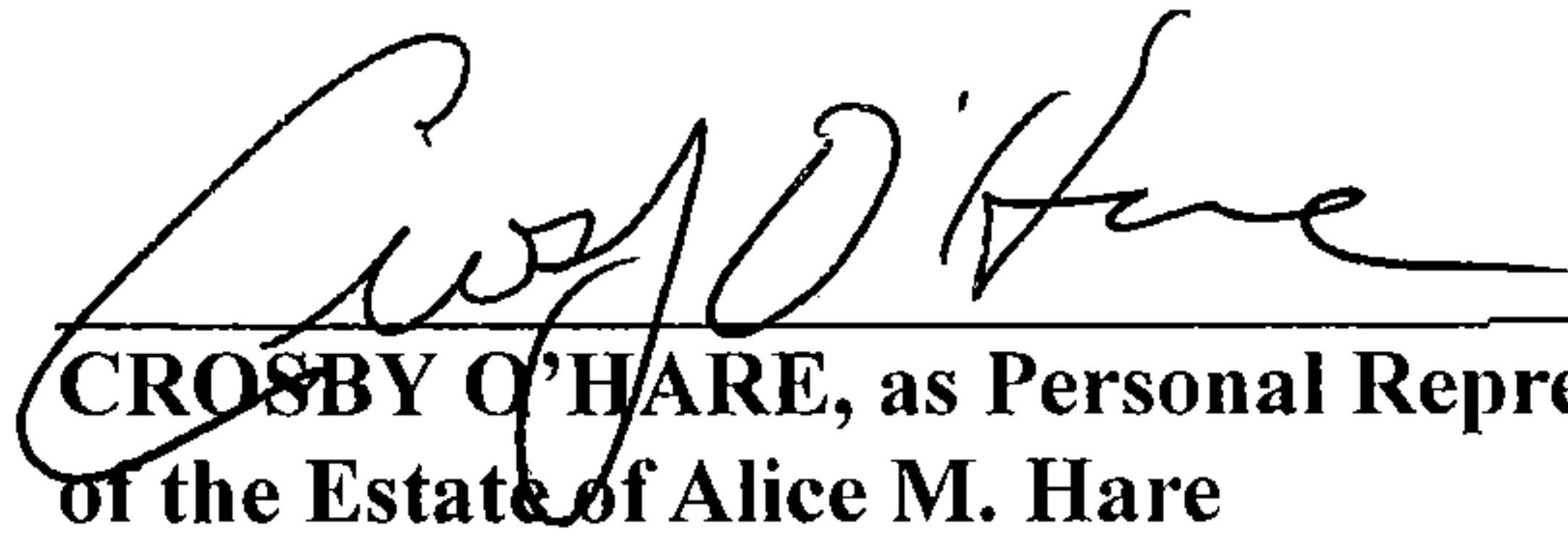
Purchase Price: \$348,600.00

The Purchase Price can be verified by the Assessed Value.

[EXECUTION ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed and delivered this Deed to be effective as of the Effective Date.

GRANTOR:

 Dec 20, 2023
CROSBY O'HARE, as Personal Representative
of the Estate of Alice M. Hare

STATE OF New York
COUNTY OF New York

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **CROSBY O'HARE**, whose name as Personal Representative of the **ESTATE OF ALICE M. HARE**, 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 this conveyance, he, as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date for said Estate.

GIVEN under my hand and seal of office this the 20th day of December 2023.

SEAL


Notary Public
Commission Expires: 05/18/2027

JULIA GUSZIN
Notary Public - State of New York
No. 01GU0008060
Qualified in New York County
My Commission Expires May 18, 2027

Exhibit A

DESCRIPTION OF LAND

(3605 Cumberland Trace, Birmingham, AL 35243)

Lot 2, according to the survey of Meadow Brook Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/27/2023 09:23:30 AM
\$380.00 BRITTANI
20231227000369870

Allie S. Bayl