

WARRANTY DEED

This Instrument Was Prepared By:

Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

STATE OF ALABAMA)
COUNTY OF SHELBY)

Grantee Mailing Address/
Send Tax Notice To:
Reaford Blackburn
Brandi Nicole Blackburn
4880 Keith Drive
Birmingham, AL 35242

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thousand and 00/100 Dollars (\$300,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Winford Homecrafters, LLC

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

Reaford Blackburn and Brandi Nicole Blackburn

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

Lot 2-5, according to the plat of The View at Indian Crest Phase 2, as recorded at Map Book 57, Pages 76 A & B, in the Probate Office of Shelby County, Alabama.

\$200,000.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Grantor warrants that this instrument is executed as required by the Articles of Organization and Operating Agreement and that the same have not been modified or amended.

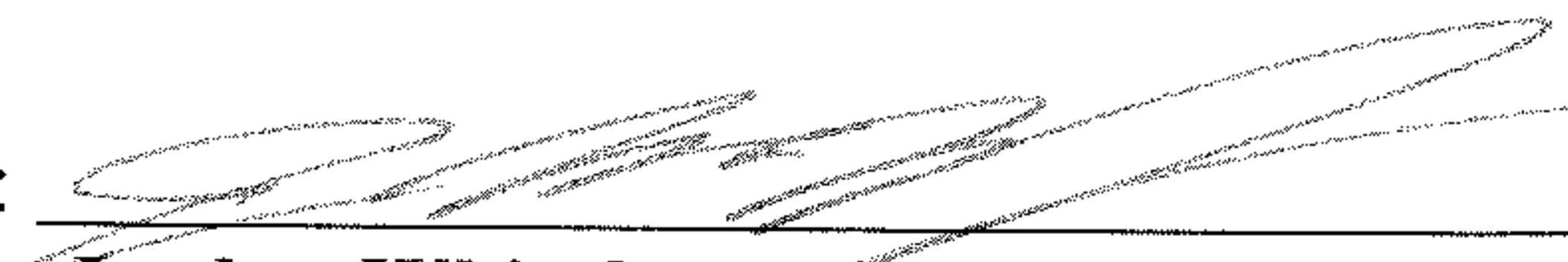
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said Grantor has set its hand and seal this 4th day of January, 2024.

WINFORD HOME CRAFTERS, LLC

By: 

Jordan Whitaker Winford, Member

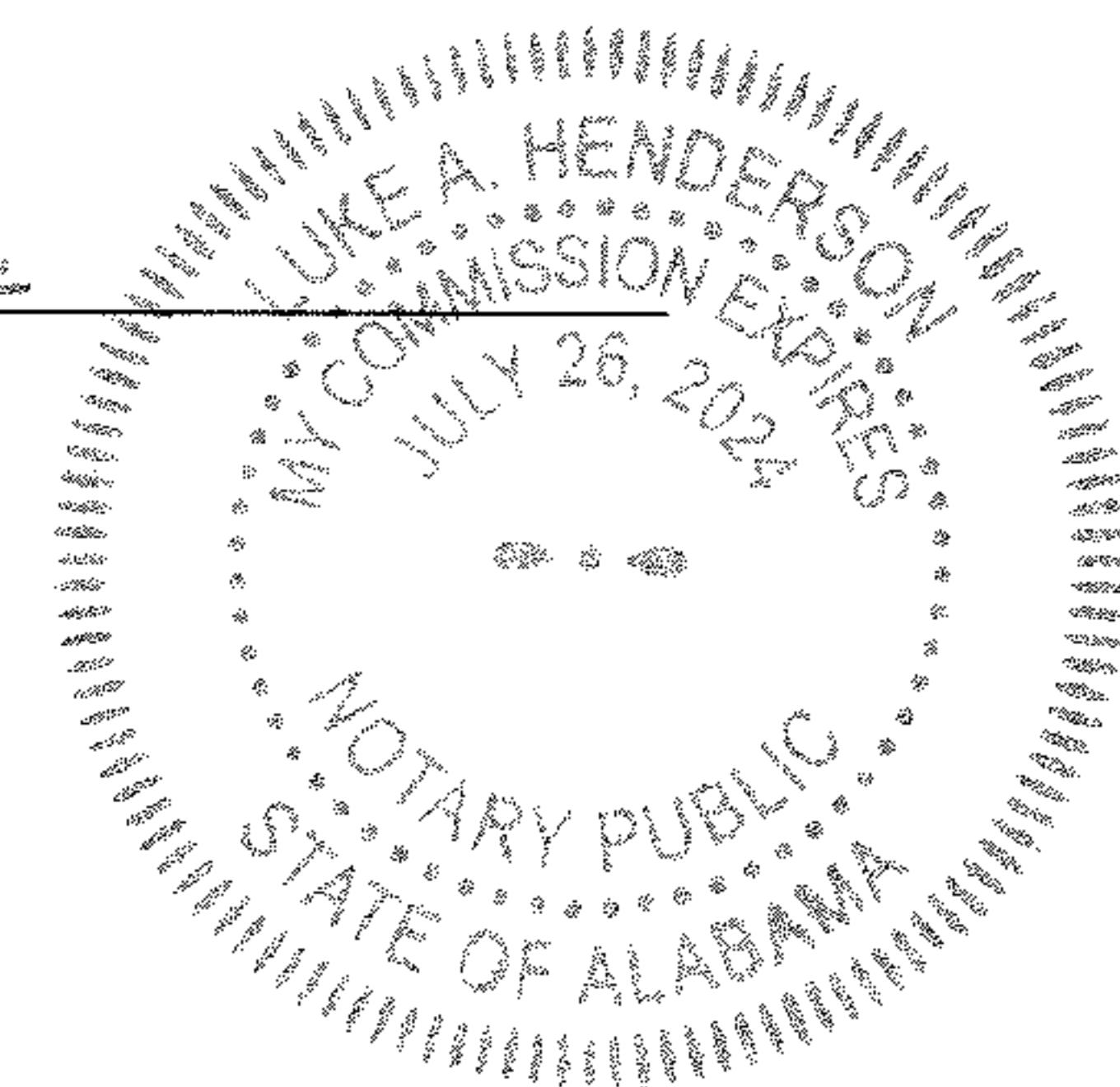
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Jordan Whitaker Winford as Member of Winford Homecrafters, LLC 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, Jordan Whitaker Winford in his capacity as Member 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 January 4, 2024.

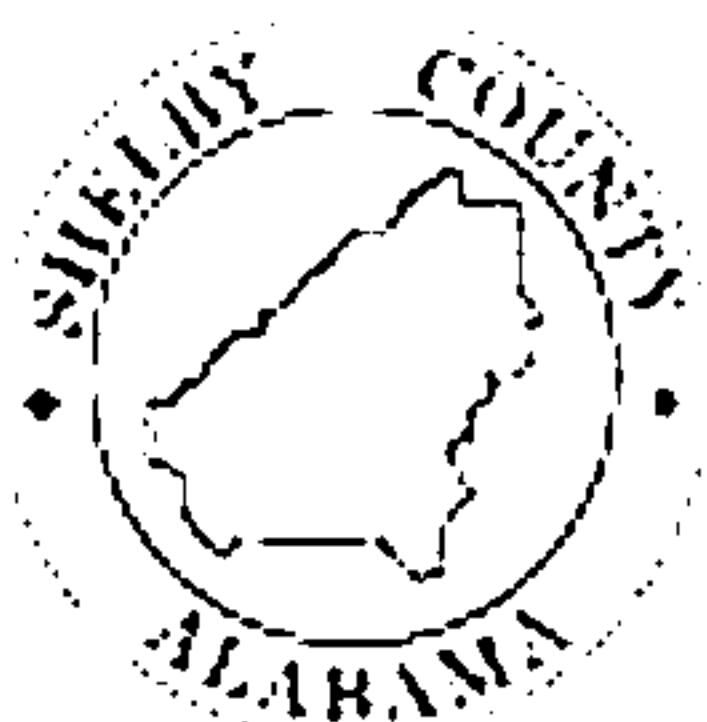
My Commission Expires:


Notary Public



Grantor's Address: P.O. Box 536, Helena, AL 35080

Property Address: 3116 Indian Crest Drive Birmingham, AL 35242



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2024 08:15:15 AM
\$125.00 JOANN
2024010500004140

