

This instrument prepared by:
Melissa Kessler Smith
Smith Kessler Smith, LLC
1550 West 2nd Street, Suite A4
Gulf Shores, Alabama 36542

SEND TAX NOTICE TO:
Kwadwo Antwi-Fordjour
Evelyn Antwi-Fordjour
225 Wynlake Drive
Alabaster, Alabama 35007

GENERAL WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of **Four Hundred Twenty-Three Thousand Four Hundred and 00/100 Dollars \$423,400.00** paid by the grantee herein, the receipt of which is hereby acknowledged, **Portrait Homes BHM, LLC, a Delaware limited liability company** (hereinafter Grantor, whether one or more), do grant, bargain, sell and convey unto **Kwadwo Antwi-Fordjour and Evelyn Antwi-Fordjour**, as joint tenants with rights of survivorship (hereinafter Grantees), all of our right, title and interest in the following described real estate, situated in **SHELBY COUNTY, ALABAMA**:

Lot 192-A according to the Resurvey of Wynlake Phase 4A, as recorded in Map Book 24, Page 100, in the Probate Office of Shelby County, Alabama.

NOTE: \$410,698.00 of the consideration recited herein is from the proceeds of a purchase money mortgage of even date herewith.

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, and including the following:

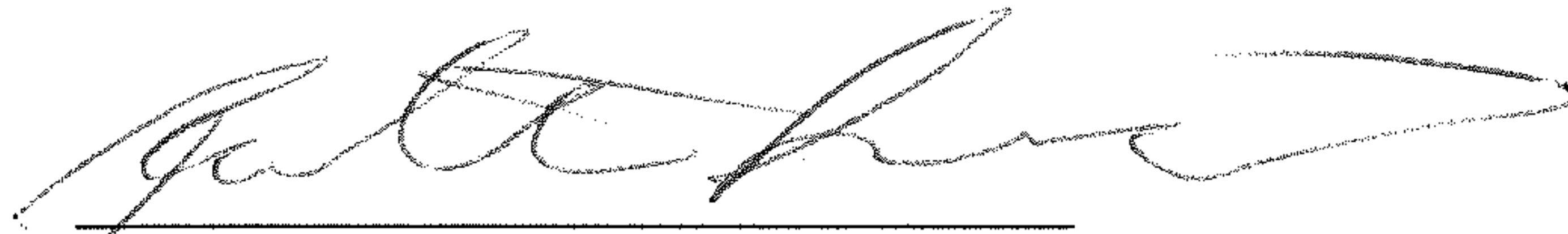
1. Easements, restrictions, conditions, setback lines, and all other matters as shown in recorded plat of subdivision as recorded in Map Book 22, Page 19 and Resurvey Map Book 24, Page 100 in the Office of the Judge of Probate for Shelby County, Alabama.
2. Amended and Restated Declaration of Protective Covenants for Wynlake Subdivision as recorded in Instrument 20220513000197380 in the Office of the Judge of Probate for Shelby County, Alabama.
3. Grant of Land Easement and Restrictive Covenants for Underground Facilities in Subdivision to Alabama Power Company as recorded in Instrument 20050803000393970 in the Office of the Judge of Probate for Shelby County, Alabama.
4. Easement for Distribution Facilities to Alabama Power Company as recorded in Instrument 20050803000393980 in the Office of the Judge of Probate for Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's successors and or assigns covenant with the said Grantees, their heirs, executors, and administrators, 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 a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and or assigns shall warrant and defend the same to the said Grantees, and their heirs, executors, and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 14 day of February, 2024.

Portrait Homes BHM, LLC
A Delaware limited liability company

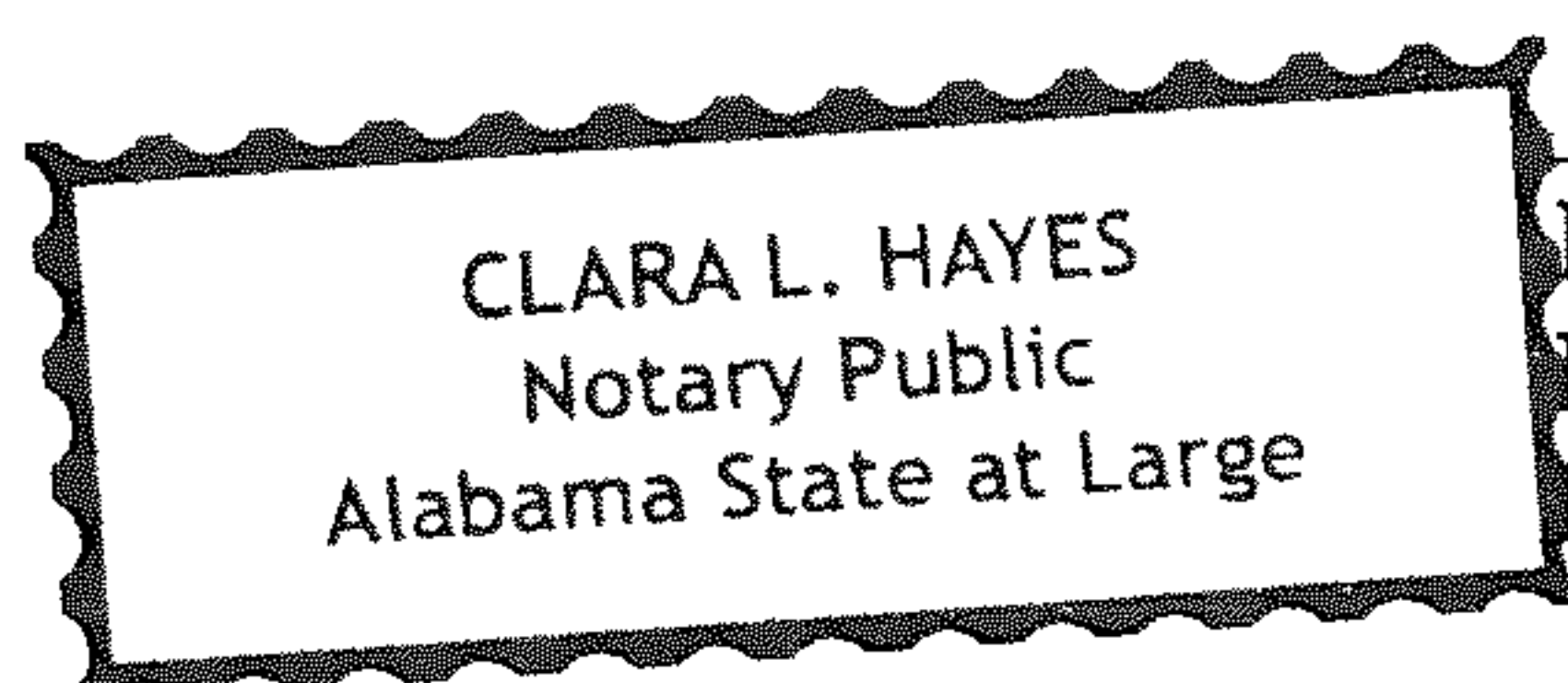


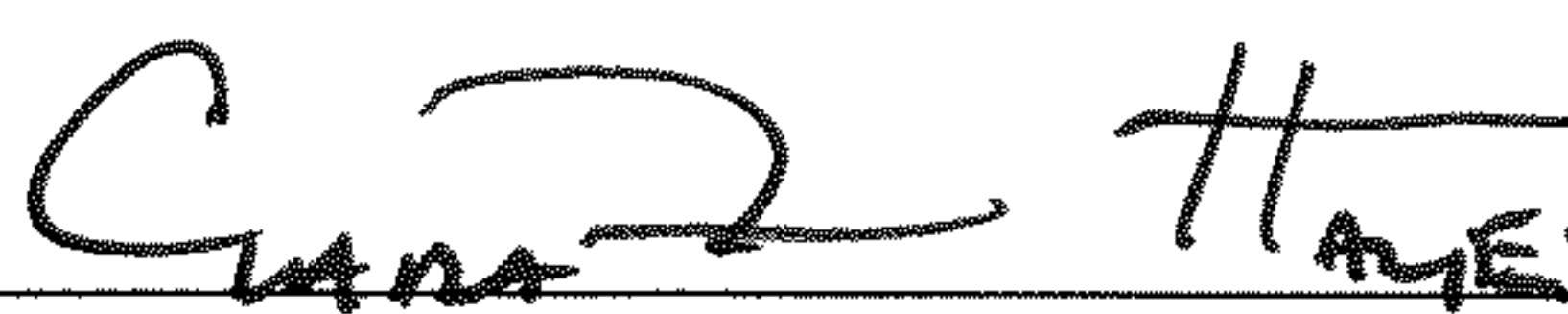
By: Robert Snider
Title: Sole Member

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert Snider, whose name as Sole Member of Portrait Homes BHM, LLC, a Delaware limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents, he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said limited liability company. Given on this the 14 day of February, 2024.




Notary Public
Printed Name: Clara L. Hayes
My Commission Expires: 4/1/2026

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Portrait Homes BHM, LLC
 Mailing Address P.O. Box 361405
Hoover, Alabama 35236
 Property Address 225 Wynlake Drive
Alabaster, AL 35007

Grantee's Name Kwadwo Antwi-Fordjour and Evelyn
Antwi-Fordjour
 Mailing Address 126 Stone Hill Circle
Pelham, AL 35124

Date of Sale February 15, 2024
 Total Purchase Price \$423,400.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other: _____
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 2/14/2024 Print: Robert Snider

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/16/2024 12:30:45 PM
 \$41.00 BRITTANI
 20240216000041000

Form RT-1

Allen S. Bayl