

This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
Matthew J. Hornsby, Esq.  
2010 Old Springville Road, Suite 100  
Birmingham, AL 35215

Send Tax Notice To:  
Birmingham Homebuyers LLC  
8949 Roebuck Blvd.  
Birmingham, AL 35206

**WARRANTY DEED**

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY \***

That in consideration of Ten and NO/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **William Billings, an unmarried man, by and through his attorney in fact, Kiana Coleman** of 1578 Cunningham Drive, Helena, AL 35080 (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Birmingham Homebuyers LLC, an Alabama limited liability company**, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

East part of Lot No. 82 known as William Martin Lot as per W. J. Horsley map of Helena, Alabama, and bounded N by A B & A RR R-W and being 50 feet wide E and W by 221 feet long N and S. Less and Except the South 40 feet.

Property Address: 1578 Cunningham Drive, Helena, AL 35080

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

Tax Assessed Value for Recording Purposes: \$116,330.00

William Billings is the surviving grantee of the deed recorded in Deed Book 325, Page 763, the other grantee, Sandra Billings, having died on or about March 29, 2019.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this 11<sup>th</sup> day of March, 2024.

*Kiana Coleman, as attorney in fact for,  
William Billings*

Kiana Coleman, as attorney in fact for,  
William Billings

**STATE OF ALABAMA  
JEFFERSON COUNTY\***

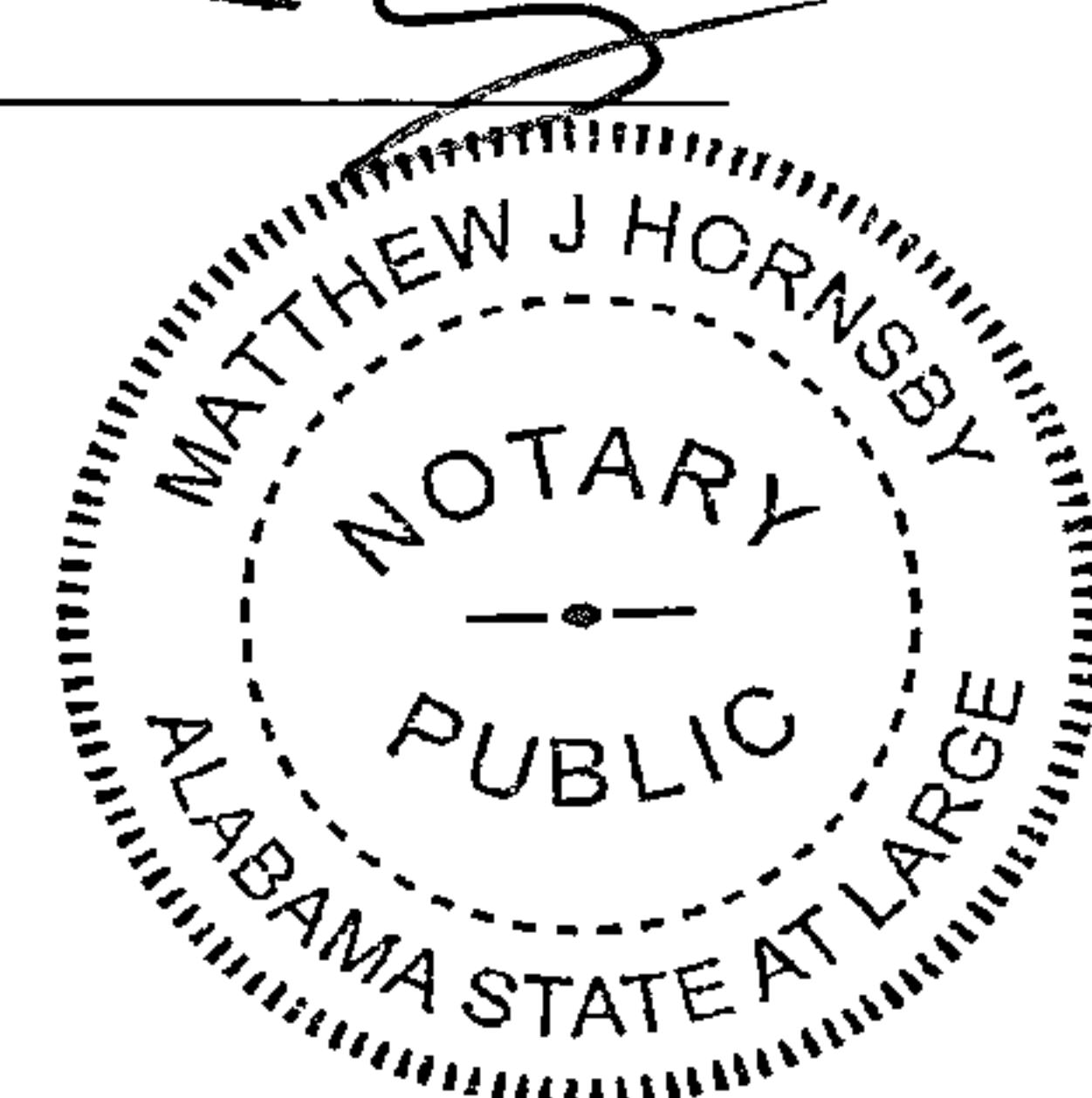
**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kiana Coleman as attorney in fact for, William Billings, an unmarried man**, whose name 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 said instrument, she, in her capacity as attorney in fact and with full authority therein, executed the same voluntarily.

Given under my hand and official seal, this 11<sup>th</sup> day of March, 2024.

My Commission Expires: 9/17/24

*Rej. on*  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/11/2024 12:59:10 PM  
\$141.50 JOANN  
20240311000065700



*Allie S. Boyd*