

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby
152 Main Street, Suite 100
Trussville, AL 35173

Send Tax Notice To:
Birmingham Homebuyers LLC
8949 Roebuck Blvd
Birmingham, AL 35296

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, **Katherine Marie Wilkins, as Administrator of the Estate of Terry Lee Wilkins, Shelby County Probate Case No.: PR-2024-000743**, of 5259 Birdsong Road, Birmingham, AL 35242, (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**, of 8949 Roebuck Blvd, Birmingham, AL 35206, (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 67, according to the Survey of Sunny Meadows, 2bd Sector, as recorded in Map Book 9, Page 1 A&B. in the Probate Office of Shelby County, Alabama

Property Address: 5259 Birdsong Road, Birmingham, AL 35242

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 Value for Recording Purposes: \$317,400

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 the 18 day of July 2024.

Katherine Marie Wilkins, as Administrator of the Estate of Terry Lee Wilkins, Shelby County Probate Case No.: PR-2024-000743

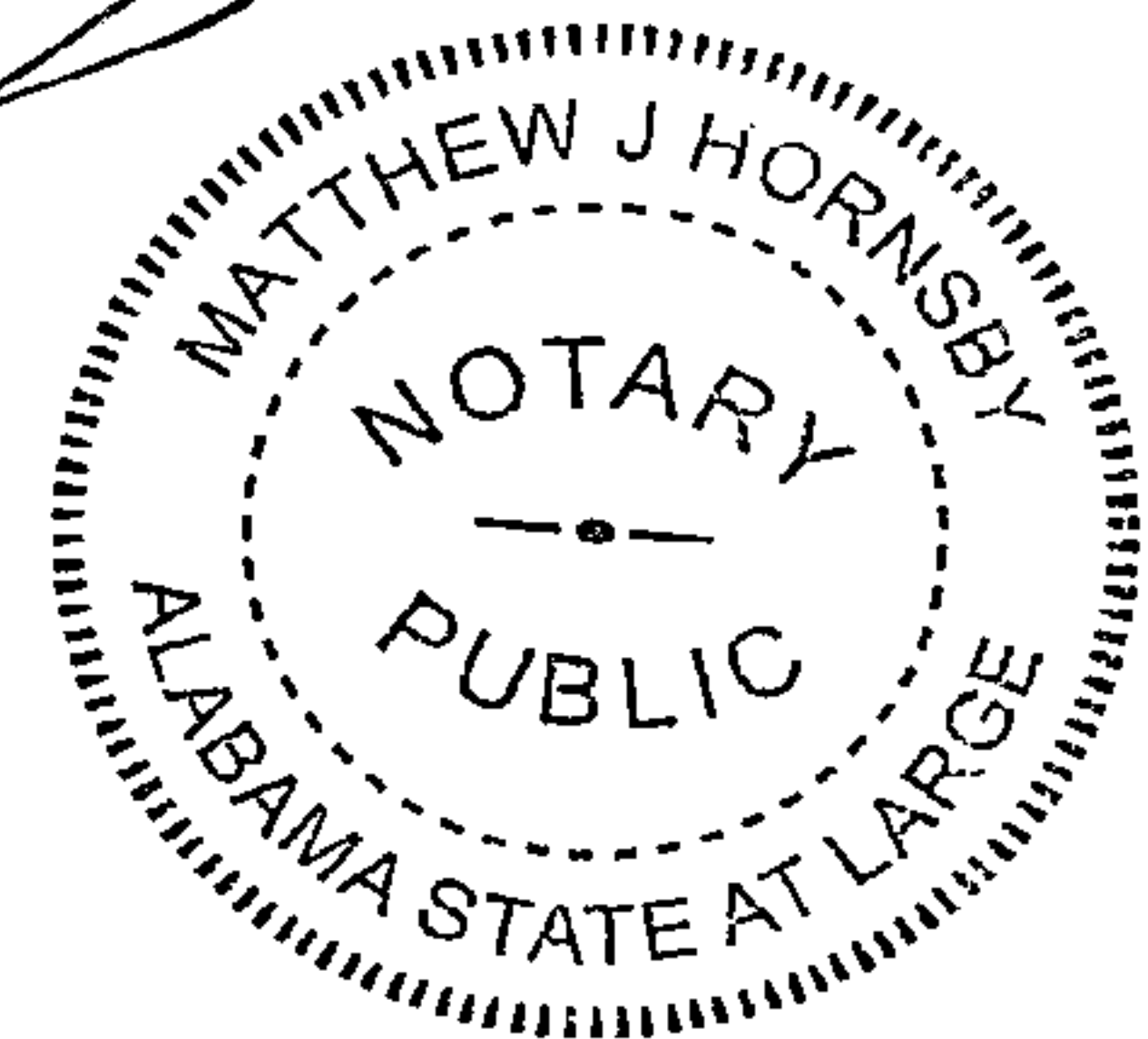
**STATE OF ALABAMA
JEFFERSON COUNTY***

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Katherine Marie Wilkins, as Administrator of the Estate of Terry Lee Wilkins, Shelby County Probate Case No.: PR-2024-000743**, 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, and with full authority, she in her capacity as such Administrator, executed the same voluntarily.

Given under my hand and official seal, this 18 day of July 2024.

My Commission Expires: 9/17/24

Notary Public

**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2024 02:28:18 PM
\$342.50 PAYGE
20240719000222080**

Allie S. Boyd