

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

Send Tax Notice To:
Slack Realty Group LLC
346 Cambo Lane
Hoover, AL 35226

LIMITED LIABILITY COMPANY 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, **Birmingham Homebuyers LLC**, an Alabama limited liability company, of 8949 Roebuck Blvd., Birmingham, AL 35206, (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 **Slack Realty Group 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:

See Attached Exhibit for Legal Description

Property Address: 369 Highway 63, Calera, AL 35040

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.

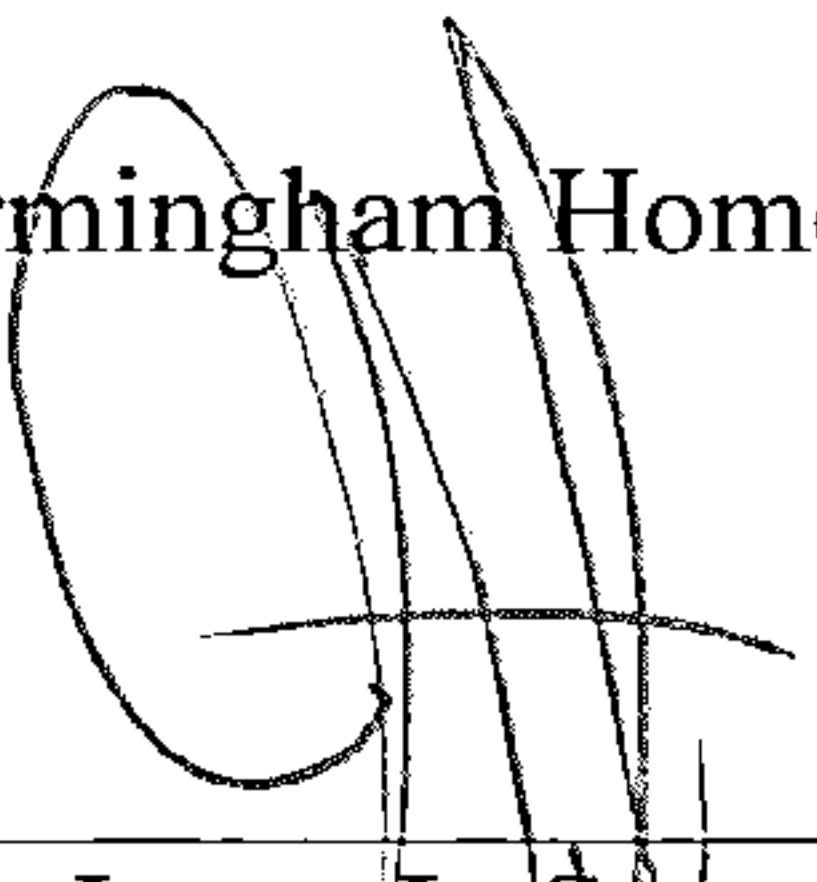
Tax Assessed Value for Recording Purposes: \$220,080.00

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, by its Managing Members who are authorized to execute this conveyance, has hereto set its signature and seal, this the 15 day of August, 2024.

Birmingham Homebuyers LLC


By: Jason LeSueur, Managing Member

STATE OF ALABAMA*
JEFFERSON COUNTY*

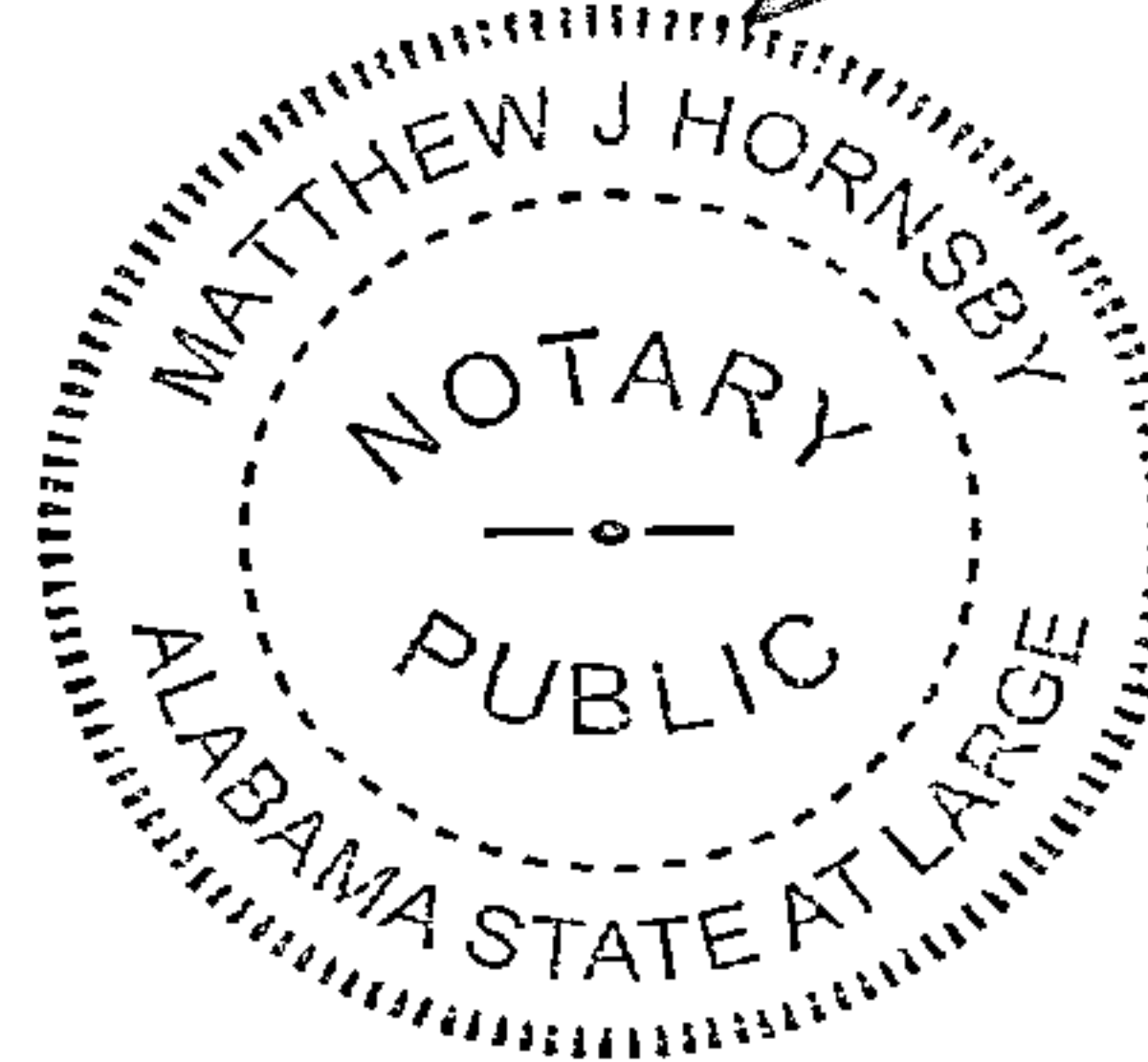
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason LeSueur, as managing member of Birmingham Homebuyers LLC, an Alabama Limited Liability company and 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, he as such member, and with full authority, executed the same voluntarily for and acting as said Limited Liability Company.

Given under my hand and official seal, this 15 day of August, 2024.

My Commission Expires: 9/17/24


Notary Public



LEGAL DESCRIPTION

Beginning at the Northern intersection of Tracts 458 and 455 according to Lloyd's Map which can be further described as the Southwest corner of the SE ¼ of the NW ¼ of Section 20, Township 22 South, Range 2 West; run thence South 01°28'34" East for 337.87 feet; run thence North 89°52'44" East for 1,174.82 feet to a point said point being the point of beginning of the property herein described; thence continue along last described course 206 feet to a point on the Westerly right of way of Shelby County Road #63; thence run in a Southeasterly direction along said right of way of Shelby County #63 a distance of 240 feet to a point; thence run in a Southwesterly direction a distance of 265 feet to a point of a fence line, said point of 289 feet South of the point of beginning; thence run in a Northerly direction along the established fence line a distance of 289 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/16/2024 08:04:29 AM
\$248.50 BRITTANI
20240816000255710

Allen S. Bayl