

Send Tax Notice to:
Seth Kuntz and Allison Heffner
189 Carrington Lane
Calera, AL 35040

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-24-6155**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$239,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **BHMO Property Holdings, LLC, an Alabama Limited Liability Company (herein referred to as "Grantor," whether one or more)**, whose mailing address is

PO Box 383171, Birmingham, AL 35238

by **Seth Kuntz and Allison Heffner (herein referred to as "Grantee," whether one or more)**, whose mailing address is

189 Carrington Ln., Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **189 Carrington Ln., Calera, AL 35040**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$244,138.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 26th day of August, 2024

BHMO Property Holdings, LLC, an Alabama Limited Liability Company

By: [Signature]
Mackenzie Brown, Authorized Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, Cassy Dailey, a Notary Public, in and for said County in said State, hereby certify that Mackenzie Brown, Authorized Agent of BHMO Property Holdings, LLC whose name as Authorized Agent of BHMO Property Holdings, LLC, a AL Limited Liability Company, 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 instrument, he (she), as such officer 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 26th day of August, 2024.

[Signature]
Notary Public
My Commission Expires: 05/02/26

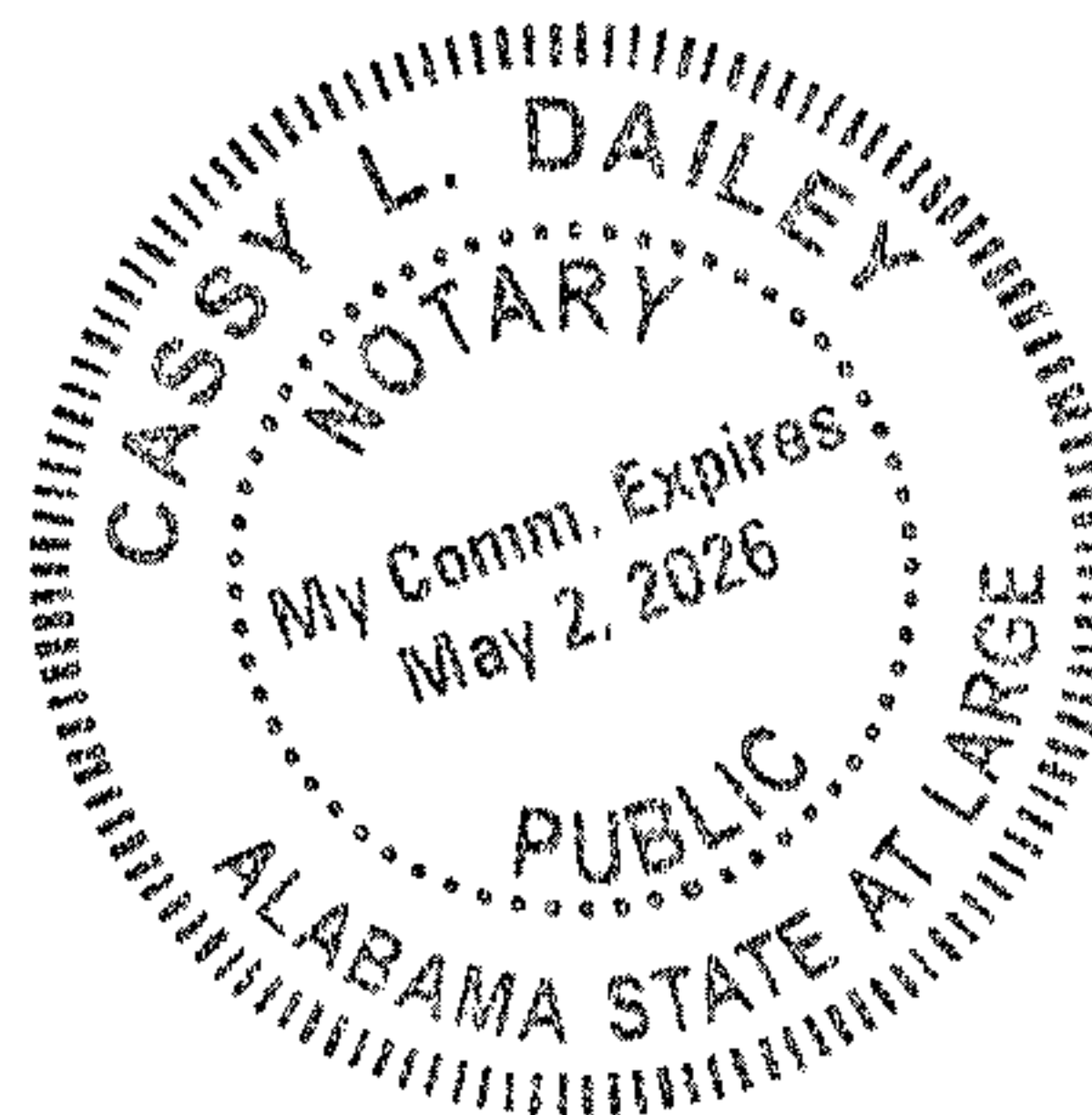
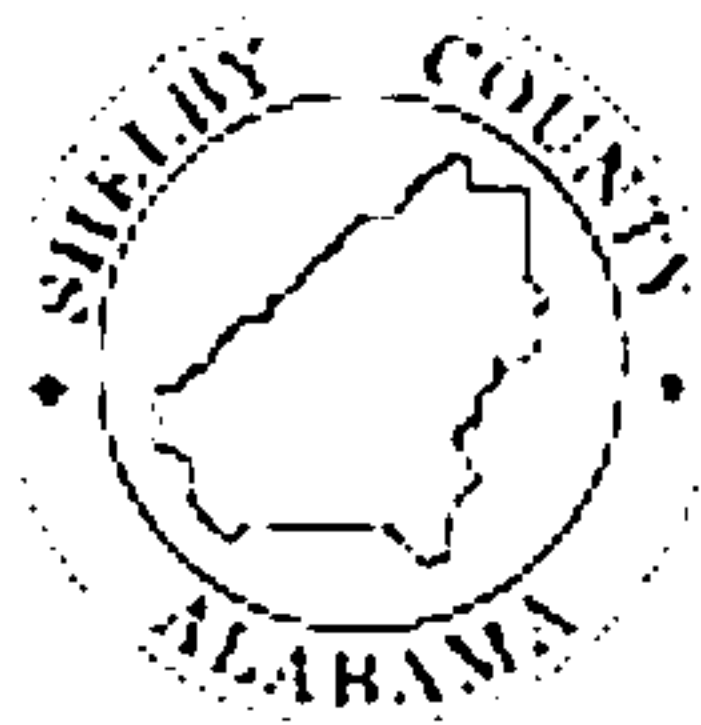


EXHIBIT A

Property 1:

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

Lot 48, according to Resurvey of Carrington, Sector II, as recorded in Map Book 26, Page 141, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2024 11:54:41 AM
\$29.00 BRITTANI
20240903000273360

Alvin S. Boyd