

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB4262A

SEND TAX NOTICE TO:

125 Marigold Dr
Alabaster, AL 35007

[Space Above This Line for Recording Data]

W A R R A N T Y D E E D

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Twenty-five Thousand and 00/100 Dollars** (\$225,000.00) the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we **Mass Holdings, LLC** an Alabama limited liability company whose mailing address is:

517 Rosebury Rd, Helena, AL 35080
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Shonika Sawyer** whose mailing address **125 Marigold Drive, Alabaster AL 35007** (herein referred to as grantees), the following described real estate, situated in **Jefferson County, Alabama**, having a property address of **125 Marigold Dr. Alabaster 35007**

Lot 72, according to the Survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26, Page 16, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$221,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, their heirs, and assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantees, their 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 the 31 day of October, 2024

Mass Holdings, LLC

 (Seal)

By: Michael Higginbotham its Authorized Member

STATE OF Alabama

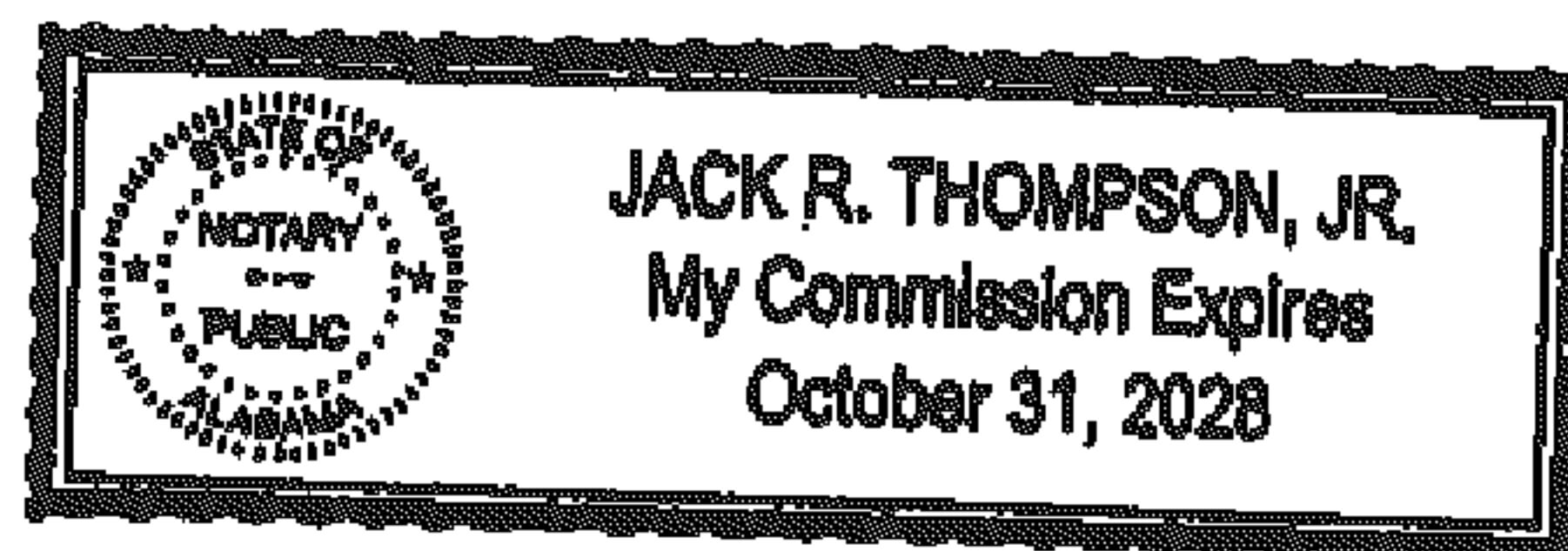
Jefferson County ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Michael Higginbotham as Authorized Member for Mass Holdings, LLC an, Alabama Limited Liability Company is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, He as Authorized Member executed the same voluntarily and with authority.

WITNESS my hand and official seal in the county and state aforesaid this the 31ST day of Oct., 2024

My Commission Expires: 10/31/2028


Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/01/2024 10:33:52 AM
 \$29.00 PAYGE
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