

Send Tax Notice to:  
Hometown Home Buyers LLC  
2155 Hwy 174  
Springville, AL 35146

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This Instrument Prepared By:  
Shami S. Malone  
111 Watterson Parkway  
Trussville, AL 35173

File: TVL-24-10359

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 (\$140,000.00)** 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 **Nicole Jeffers Kennel, and husband, Joseph J. Kennel** (herein referred to as "Grantor," whether one or more), whose mailing address is

1404 Heather Lane, Alabaster, AL 35007

by **Hometown Home Buyers LLC** (herein referred to as "Grantee"), whose mailing address is

2155 Highway 174, Springville, AL 35146

the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1404 Heather Lane, Alabaster, AL 35007**, 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, 2025 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.


**\$140,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, his heirs, executors, administrators, and/or assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantee, its heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 31st day of January, 2025.

  
\_\_\_\_\_  
Nicole Jeffers Kennel

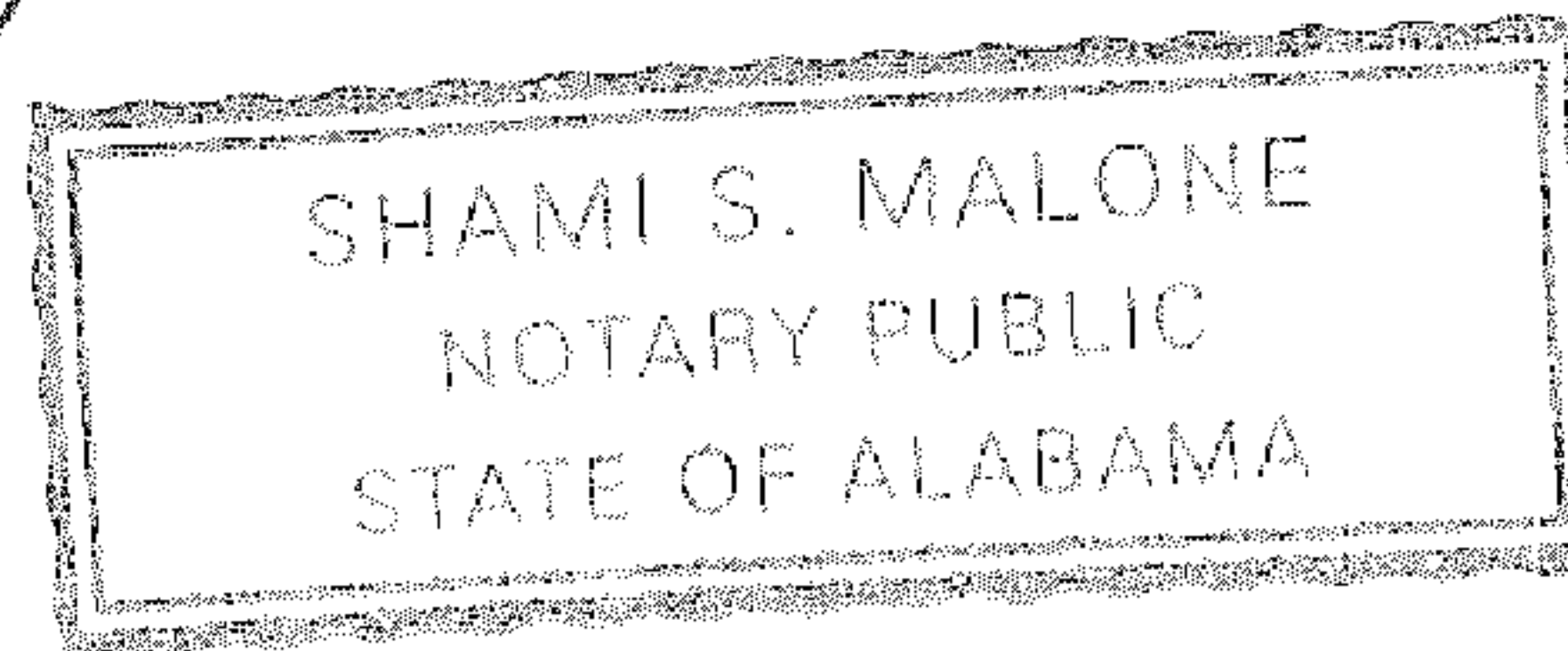
  
\_\_\_\_\_  
Joseph J. Kennel

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicole Jeffers Kennel and Joseph J. Kennel**, whose names, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2025.

\_\_\_\_\_  
Notary Public, State of Alabama  
Shami S. Malone  
My Commission Expires: 11/3/2028



**EXHIBIT A**

Property 1:

Lot 111, according to the Survey of 3rd Addition to Scottsdale, as recorded in Map Book 8, Page 123, 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  
02/03/2025 08:14:07 AM  
\$29.00 PAYGE  
20250203000031700

*Alex S. Bayl*