

SEND TAX NOTICE TO:

Andrew Cole Wilson and Kirsten Wilson
1010 Jims Place
Alabaster, AL 35007

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **TWO HUNDRED SEVENTY SEVEN THOUSAND AND 00/100 DOLLARS (\$277,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hometown Home Buyers LLC, an Alabama Limited Liability Company**, whose address is 2155 AL HWY 174, Springville, AL 35146 (hereinafter "Grantor", whether one or more), by **Andrew Cole Wilson and Kirsten Wilson**, whose address is 1010 Jims Place, Alabaster, AL 35007 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Andrew Cole Wilson and Kirsten Wilson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1010 Jims Place, Alabaster, AL 35007 to-wit:**

Lot 10, according to the Survey of Scottsdale, First Addition, as recorded in Map Book 7, Page 14, in the Probate Office of Shelby County, Alabama.

Hometown Home Buyers LLC and Home Town Home Buyers LLC are one and the same entity.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$268,690.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 7th day of February, 2025.

Hometown Home Buyers LLC, an Alabama Limited Liability Company

By: _____

Joshua Jarboe, Sole Member

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Joshua Jarboe**, whose name as Sole Member of Hometown Home Buyers LLC, an Alabama 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, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

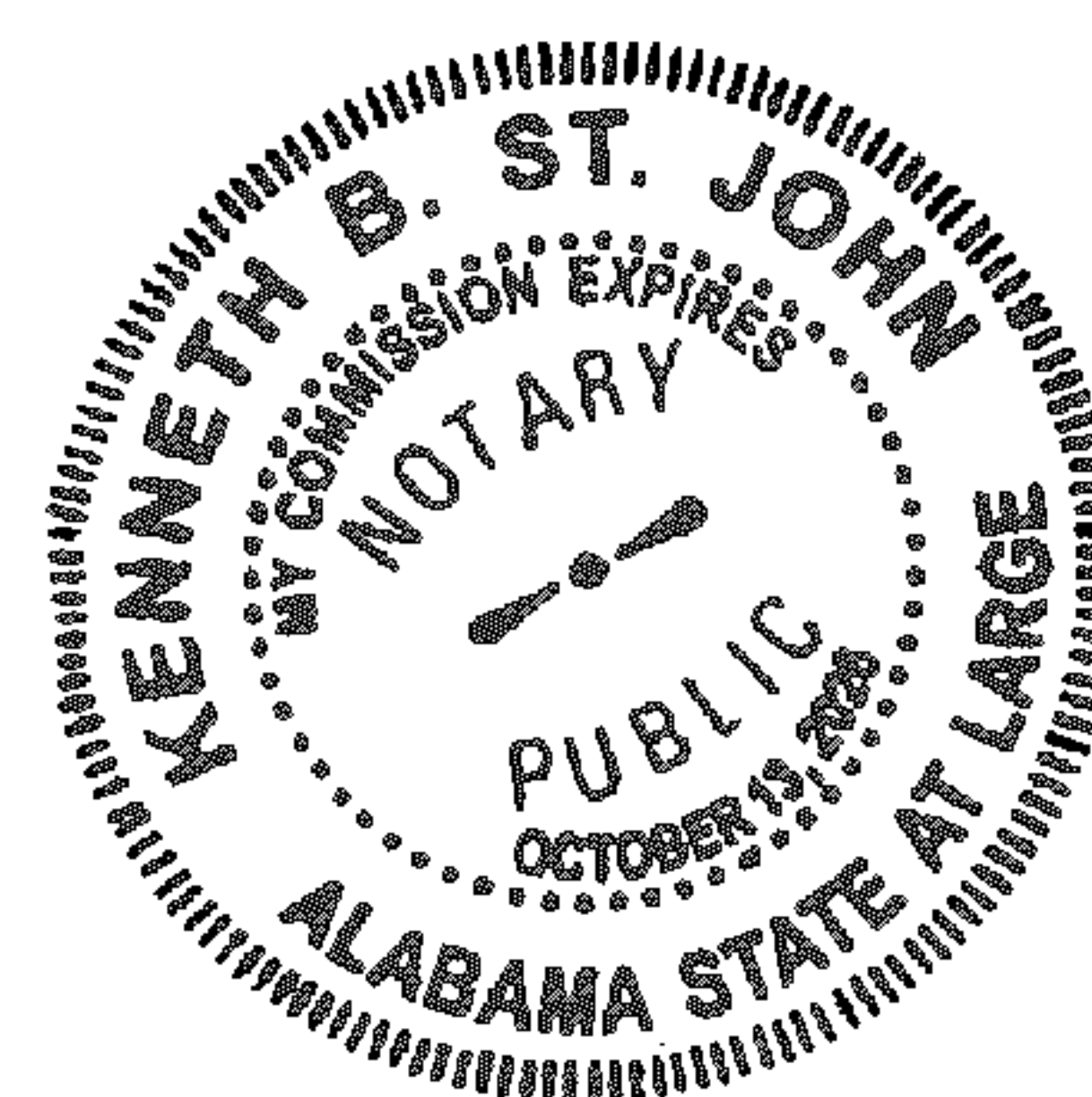
Given under my hand and official seal this 7th day of February, 2025.

Notary Public

Print Name: _____

My Commission Expires: _____

Kenneth B. St. John
10/13/2026



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2025 01:49:17 PM
\$33.50 PAYGE
20250207000038370**

Allie S. Bayl