

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby, Esq.
152 Main Street, Suite 100
Trussville, AL 35173

Send Tax Notice To:
Birmingham Homebuyers LLC
8949 Roebuck Blvd.
Birmingham, AL 35206

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, **Andrea L. Cibulski, an unmarried woman**, of 434 Forest Lakes Drive, Sterrett, AL 35147 (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 **Birmingham Homebuyers 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:

Unit 145, according to the Survey of Cambrian Wood Condominiums, as recorded in Map Book 6, Page 62, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; and also established by Declaration to Condominium, by-laws and amendments thereto as recorded in Misc. Book 12, Page 87, and amended by Misc. Book 13, Page 2; Misc. Book 13, Page 4 and Misc. Book 13, Page 344 in said Probate Office; together with an undivided .0111224 percent interest in the common elements as set forth in said declaration. Being situated in Shelby County, Alabama.

Property Address: 145 Cambrian Way, Birmingham, AL 35243

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

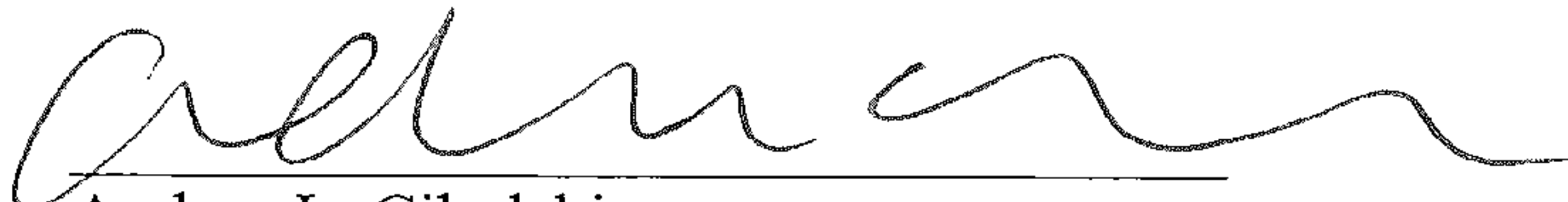
Mineral and mining rights excepted not owned by grantor.

Tax Assessed Value for Recording Purposes: \$207,200.00

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 has hereto set his/her/their signature(s) and seal(s), this the 21st day of February, 2025.


Andrea L. Cibulski

STATE OF ALABAMA
JEFFERSON COUNTY*

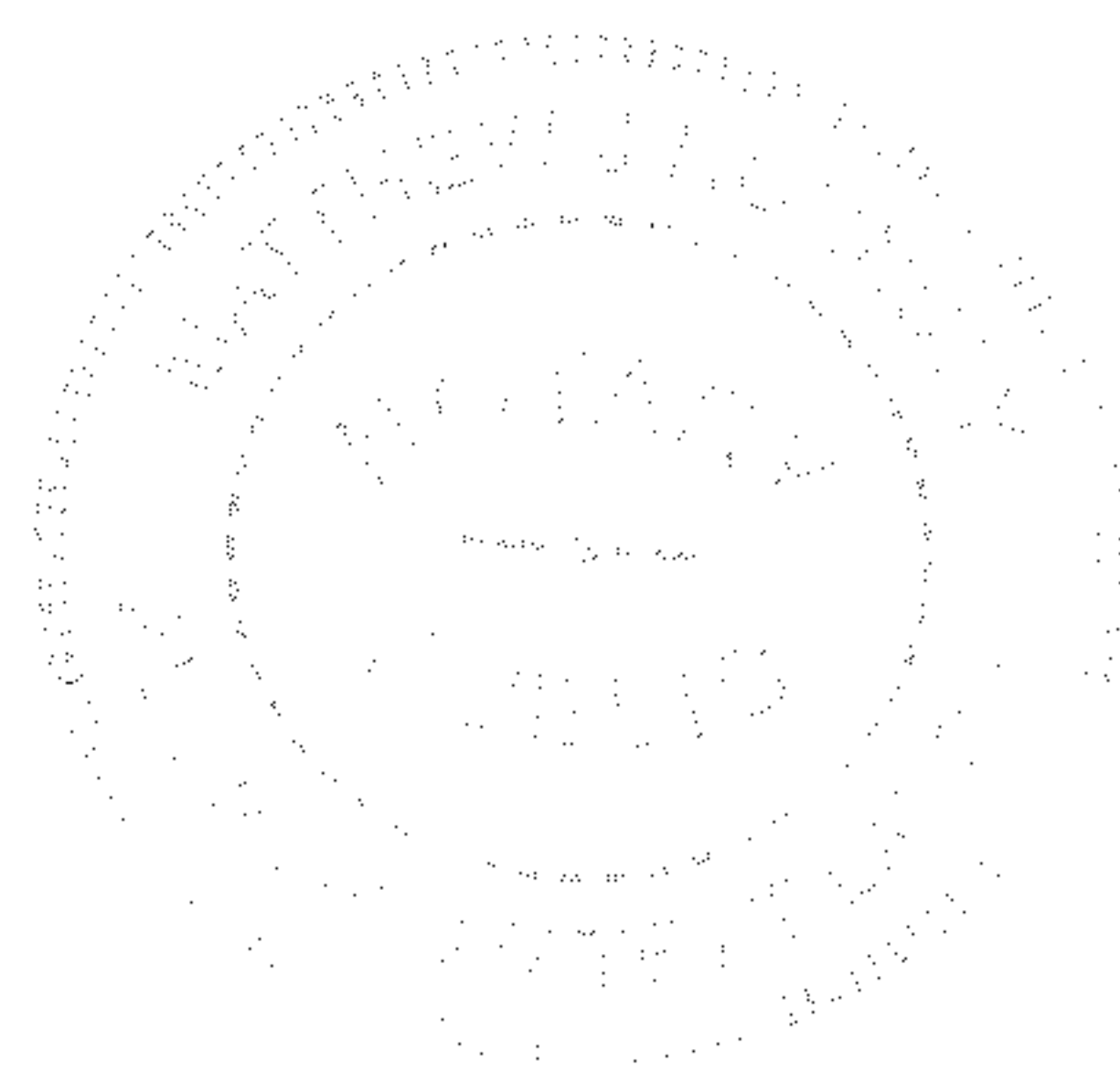
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrea L. Cibulski, an unmarried woman**, 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, she executed the same voluntarily.

Given under my hand and official seal, this 21st day of February, 2025.

My Commission Expires: 9/17/28


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2025 01:22:28 PM
\$232.50 JOANN
20250221000052360

