

Send Tax Notice to:
Katrina Dodson and Brandon Dodson
3064 Old Stone Drive
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-2760

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$345,000.00)** 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 **H & S Property Holdings LLC, an Alabama Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

4972 Heather Point, Birmingham, AL 35242
by **Katrina Dodson and Brandon Dodson** (herein referred to as "Grantee," whether one or more), whose mailing address is
3064 Old Stone Drive, Birmingham, AL 35242
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3064 Old Stone Drive, Birmingham, AL 35242**, 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.

\$0.00 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 10th day of April,
2025

H & S Property Holdings LLC, an Alabama Limited Liability Company

By: Michael John Seremet
Michael John Seremet, Member

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael John Seremet, Member**, whose name(s) as **Member(s)** of **H & S Property Holdings LLC**, a/an **Alabama** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **H & S Property Holdings LLC**, on the day the same bears date.

Given under my hand and official seal this 10th day of April, 2025

Grant Lambert Wideman
Notary Public

Printed Name

My Commission Expires:

1/15/2029

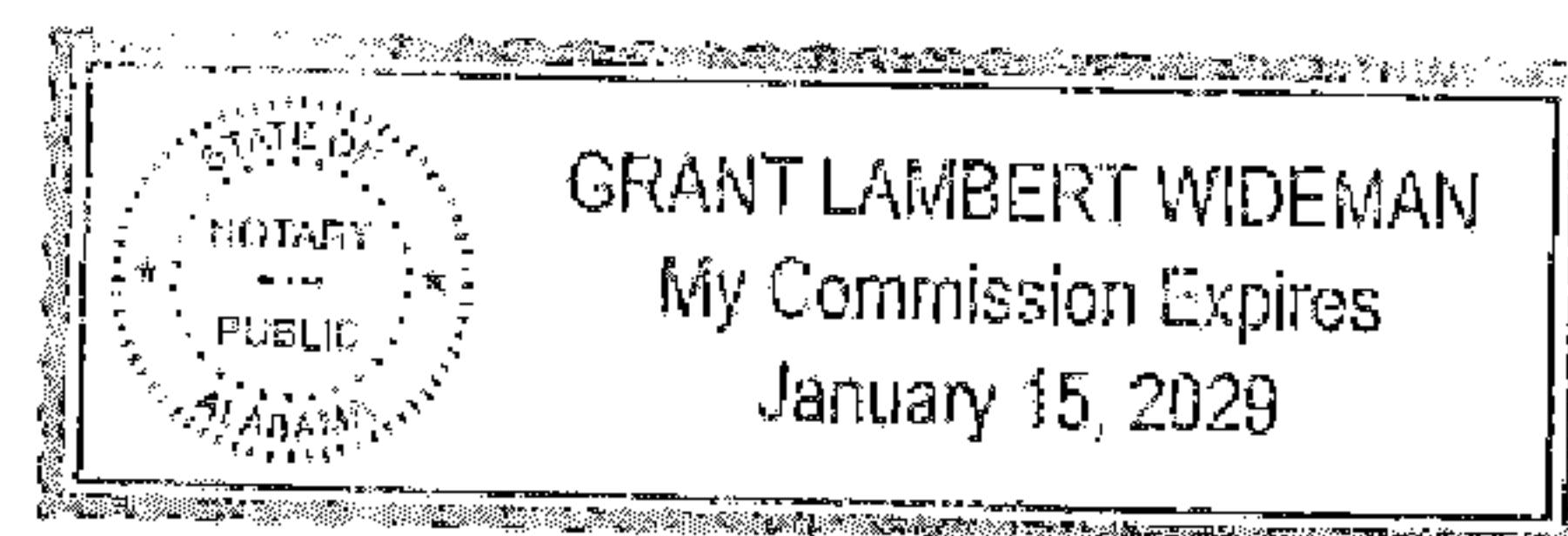


EXHIBIT A

Property 1:
Lot 26, Block 1, according to the Survey of the Town of Adam Brown, Phase 2, as recorded in Map Book 8, Page 25, 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
04/10/2025 03:49:05 PM
\$373.00 BRITTANI
20250410000107360**

Allen S. Boyd