

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

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

File: TVL-25-4076

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$135,000.00) 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

Randy Lamar Whirley, an unmarried man (herein referred to as "Grantor," whether one or more), whose mailing address is

4701 Seminole Circle, Birmingham, AL 35243

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, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of 905 Frontier Drive, Pelham, AL 35124,

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.

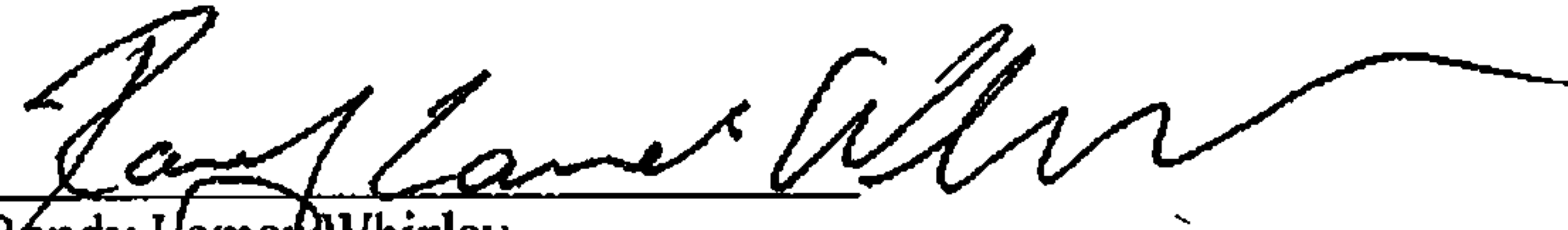
MINING AND MINERAL RIGHTS EXCEPTED.

\$135,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

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

The Grantor does for himself, his heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he has a good right sell and convey the same as aforesaid; that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF I have hereunto set my hand and seal, this 6th day of May, 2025.


Randy Lamar Whirley

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Randy Lamar Whirley whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2025.


Notary Public Shami S. Malone
My Commission Expires: 11/3/2028

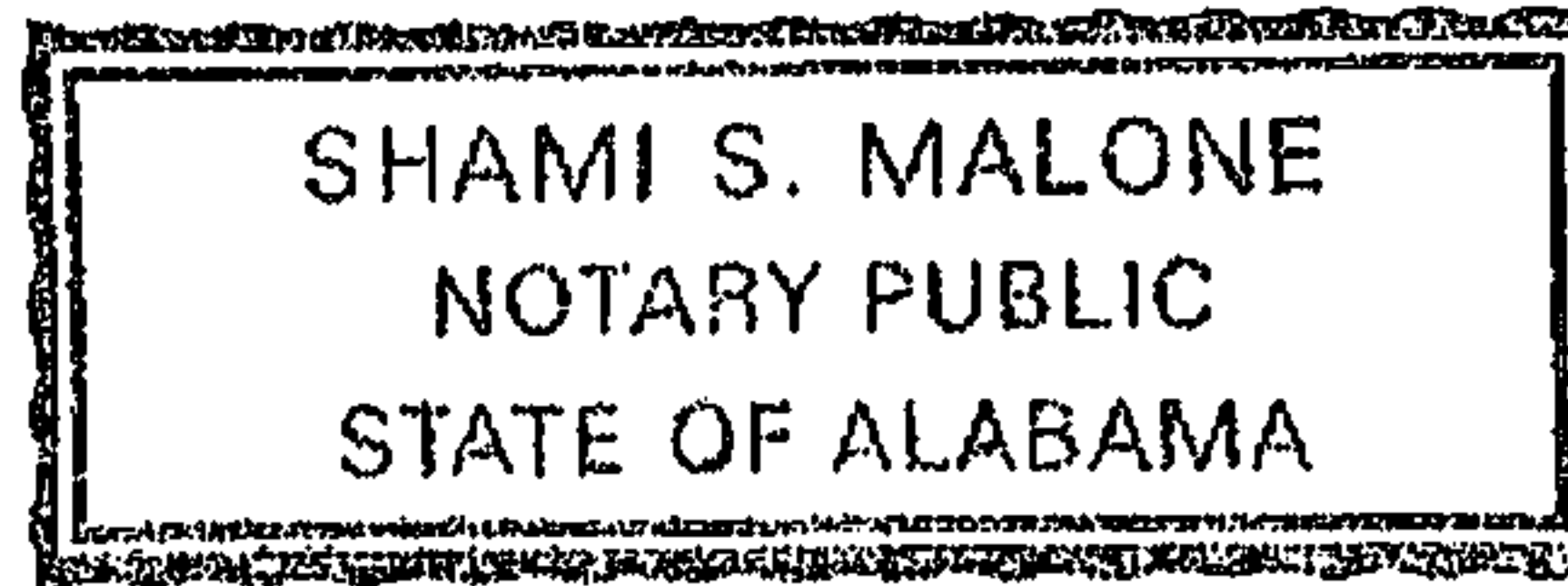


EXHIBIT A

Property 1:

North four feet of Lot 6 and all of Lot 7, in Block 1, Cahaba Valley Estates, Second Sector, according to Map as recorded in Map Book 5, Page 93 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
05/06/2025 02:33:11 PM
\$29.00 BRITTANI
20250506000136320

Allen S. Bayl