

SEND TAX NOTICE TO:
Uplift Homes LLC
107 Brookhollow Way
Pelham, AL 35124

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 **ONE HUNDRED SEVENTY THOUSAND AND 00/100 (\$170,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Daniel James Bates and Brandy Denise Bates, husband and wife**, whose address is 1433 Queen Ann Circle, Alabaster, AL 35007, (hereinafter "Grantor", whether one or more), by **Uplift Homes LLC, an Alabama Limited Liability Company**, whose address is 107 Brookhollow Way, Pelham, AL 35124, (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 **Uplift Homes LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **1433 Queen Ann Circle, Alabaster, AL 35007 to-wit:**

Lot 4, according to the Survey of Kingwood, as recorded on Map Book 6, Page 40, in the Probate Office of Shelby County, Alabama.

This property is being taken subject to that certain mortgage given by Daniel James Bates and Brandy Denise Bates, husband and wife, to Mortgage Electronic Registration Systems Inc., acting solely as nominee for Quicken Loans Inc., dated 09/14/2012 and recorded in Instrument 20120926000367800 on 09/26/2012, modified on 01/06/2023 in Official Records Instrument 20230106000004980, assigned to Rocket Mortgage, LLC, FKA Quicken Loans, LLC, FKA Quicken Loans Inc. by Assignment of Mortgage filed on 09/14/2023 in Instrument 20230914000277260, recorded in the Probate Records of Shelby County, Alabama, in the original principal sum of \$152,884.00. Said mortgage to remain due and owing.

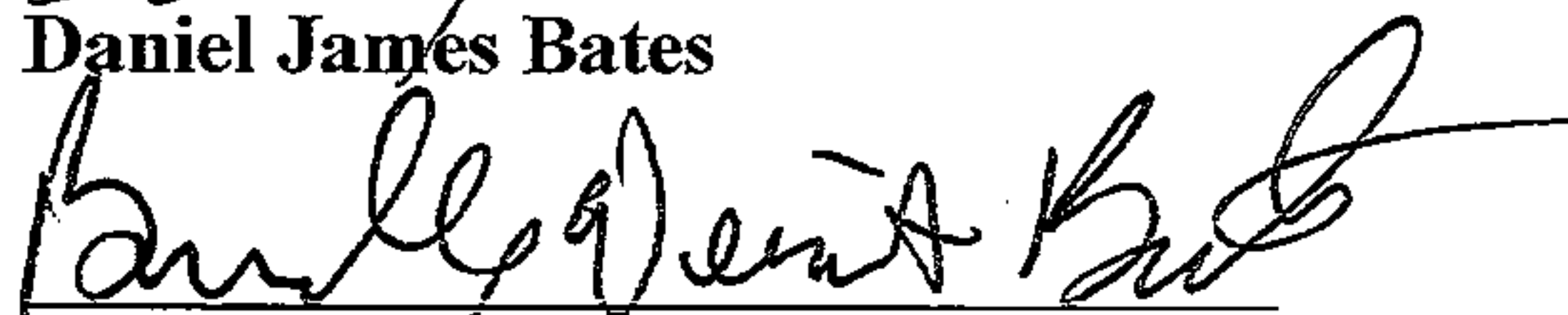
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, 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 heirs, executors, and administrators 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 29th day of May, 2025.



Daniel James Bates



Brandy Denise Bates

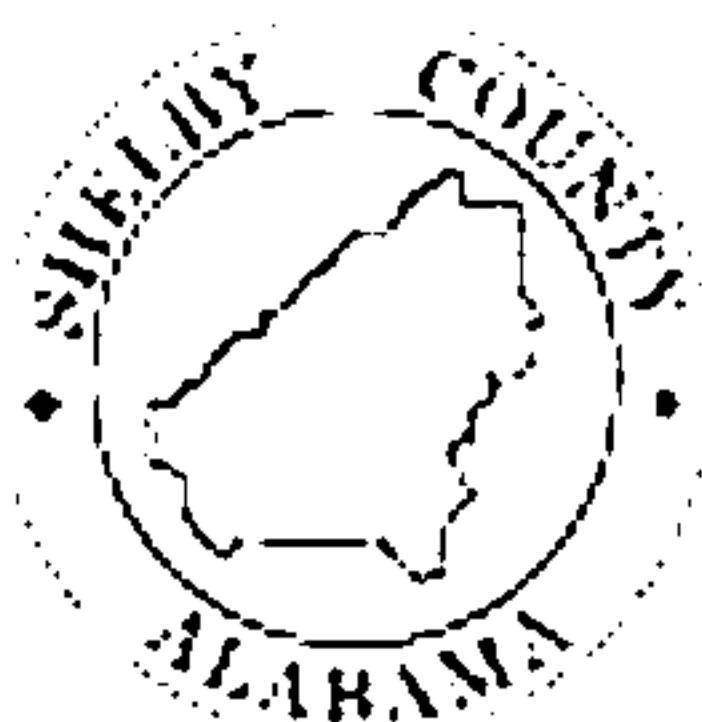
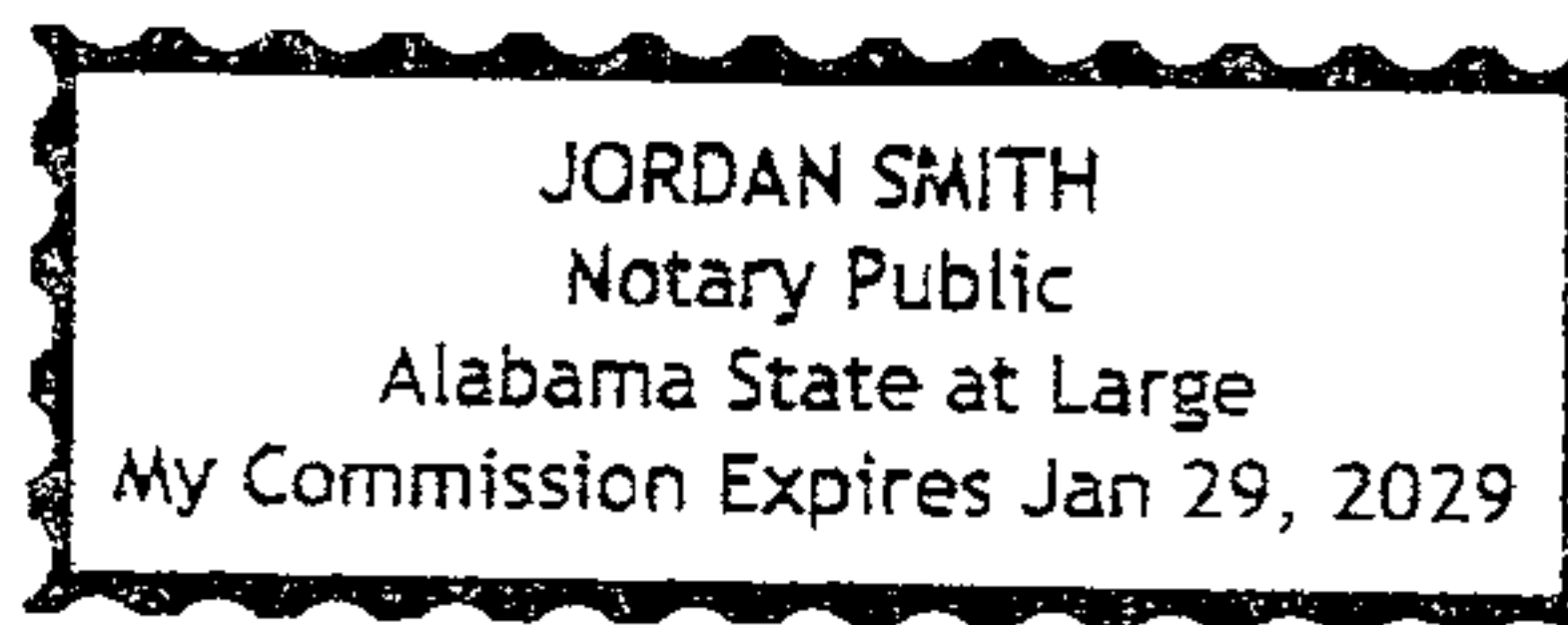
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel James Bates and Brandy Denise Bates whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, 2025.


Notary Public

My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/29/2025 11:55:48 AM
\$195.00 PAYGE
20250529000163610

