

SEND TAX NOTICE TO:

James Richard Averitt and Sherry A. Averitt
363 Highland Park Dr
Birmingham, AL 35242

This instrument prepared by:

Kellie M. Dyar
Law Office of Kellie M. Dyar, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-25-184

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED EIGHTEEN THOUSAND AND 00/100 (\$718,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **SLP 320 LLC, an Alabama Limited Liability Company**, whose address is 2112 Springstone Circle, Leeds, AL 35094, (hereinafter "Grantor", whether one or more), by **James Richard Averitt and Sherry A. Averitt**, whose address is 363 Highland Park Dr, Birmingham, AL 35242, (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 **James Richard Averitt and Sherry A. Averitt, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 1-620, according to the Amended Map of Highland Lakes, 1st Sector, Phase 6, an Eddleman Community, as recorded in Map Book 50, Page 49A-E, in the Office of the Judge of Probate of Shelby County, Alabama.

FOR INFORMATIONAL PURPOSES ONLY:

Address is 320 Southledge Place, Birmingham, Alabama 35242.

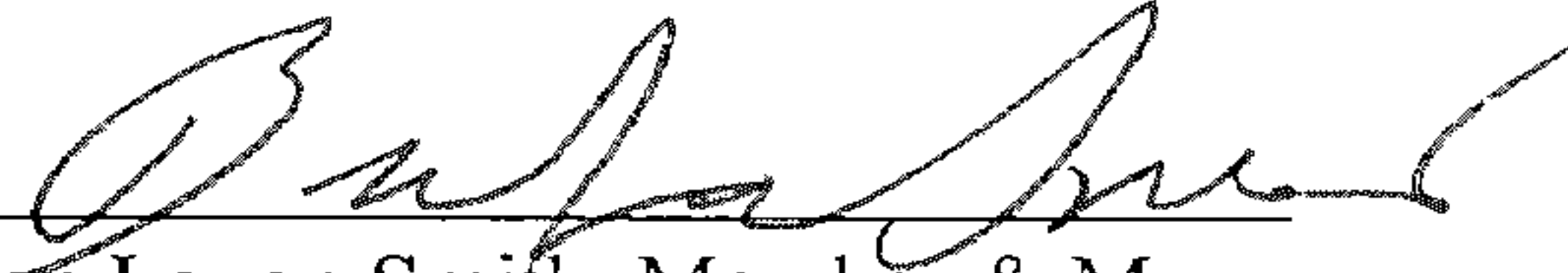
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$574,400.00 executed and recorded simultaneously herewith.

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, SLP 320 LLC, an Alabama Limited Liability Company, by Brian Lavon Smith, as Member & Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 28th day of May, 2025.

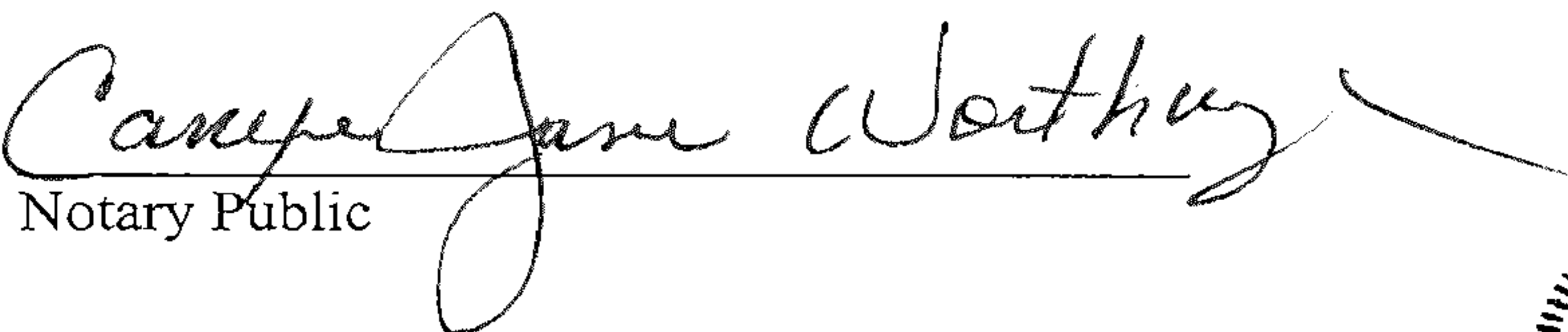
SLP 320 LLC, an Alabama Limited Liability Company

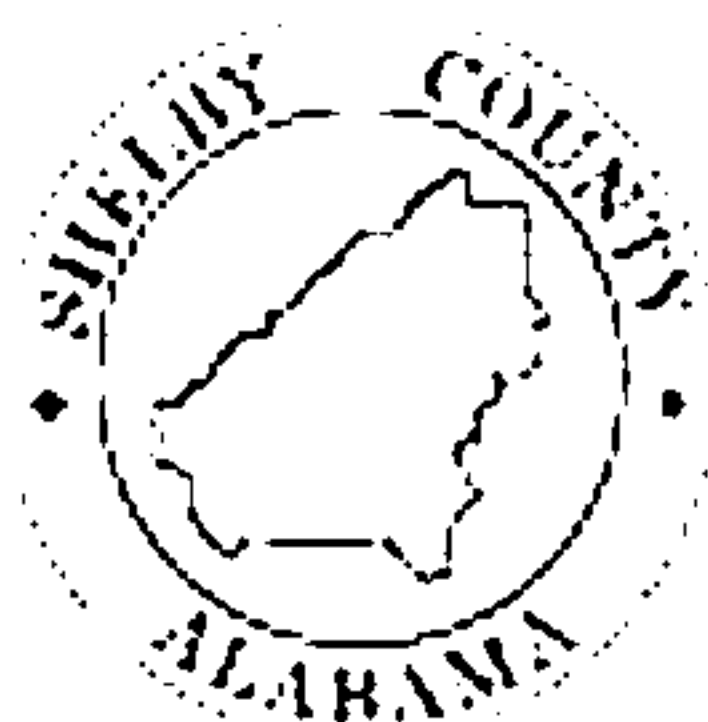
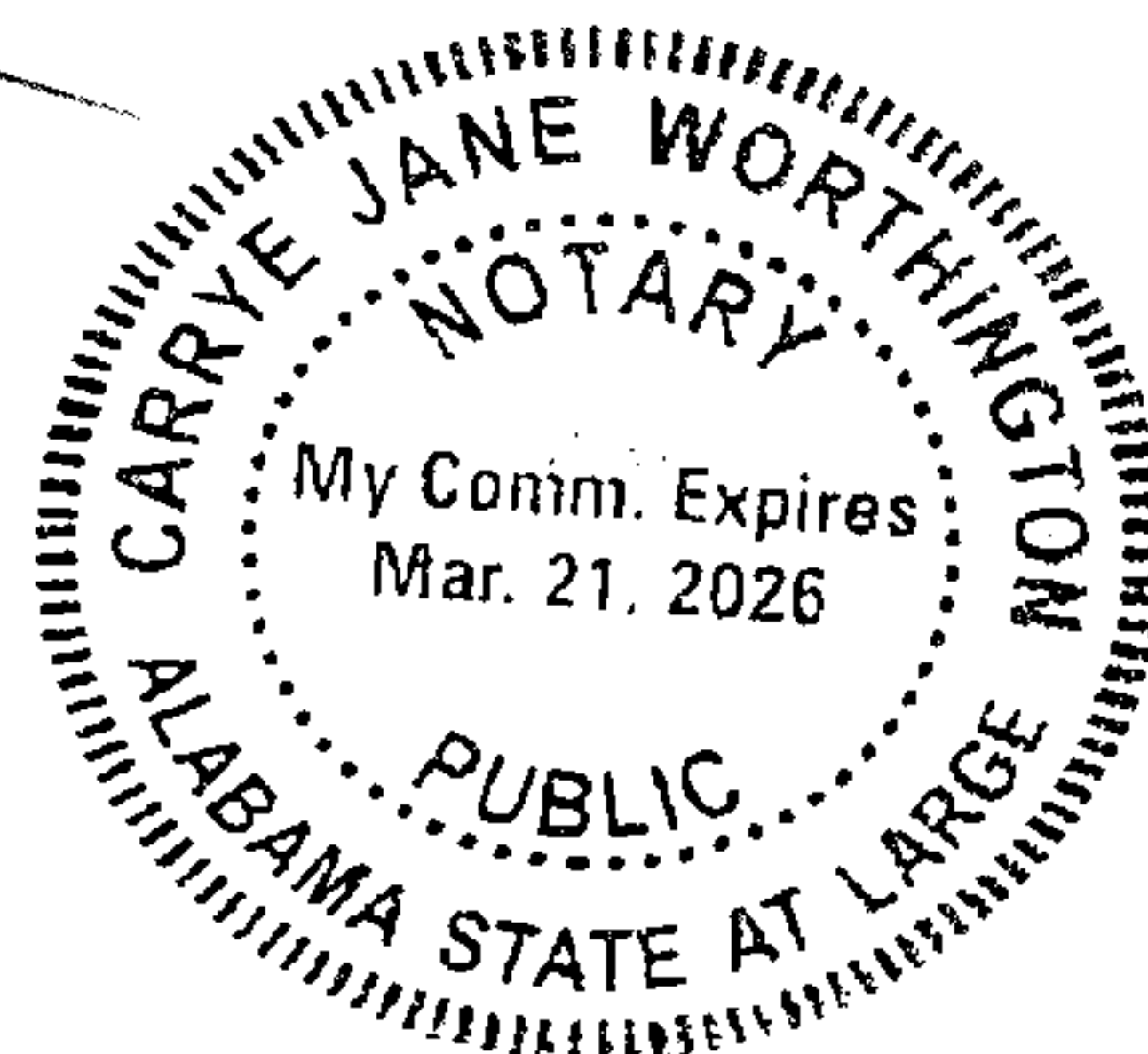
By: 
Brian Lavon Smith, Member & Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Brian Lavon Smith, whose name as Member & Manager of SLP 320 LLC, an Alabama Limited Liability Company, 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/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 28th day of May, 2025.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2025 08:04:39 AM
\$169.00 KELSEY
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