

Send Tax Notice to:
Cynthia Kate Smith

207 Hidden Trace Ct
Montevallo, AL 35115

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

File: BHM-25-5115

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00)** 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

Leilani Buckley-Awadjihe and Romaric Gilles Awadjihe, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

207 Hidden Trace Ct, Montevallo, AL 35115

by **Cynthia Kate Smith, (herein referred to as "Grantee"),** whose mailing address is

207 Hidden Trace Ct, Montevallo, AL 35115

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 **207 Hidden Trace Ct, Montevallo, AL 35115,** 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.

\$211,105.00 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(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, 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, 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 4th day of June, 2025

Leilani Buckley-Awadjihe by Romarie Gilles Awadjihe Attorney-In-Fact
Leilani Buckley-Awadjihe by Romarie Gilles Awadjihe, Attorney-In-Fact
Romarie Gilles Awadjihe
Romarie Gilles Awadjihe

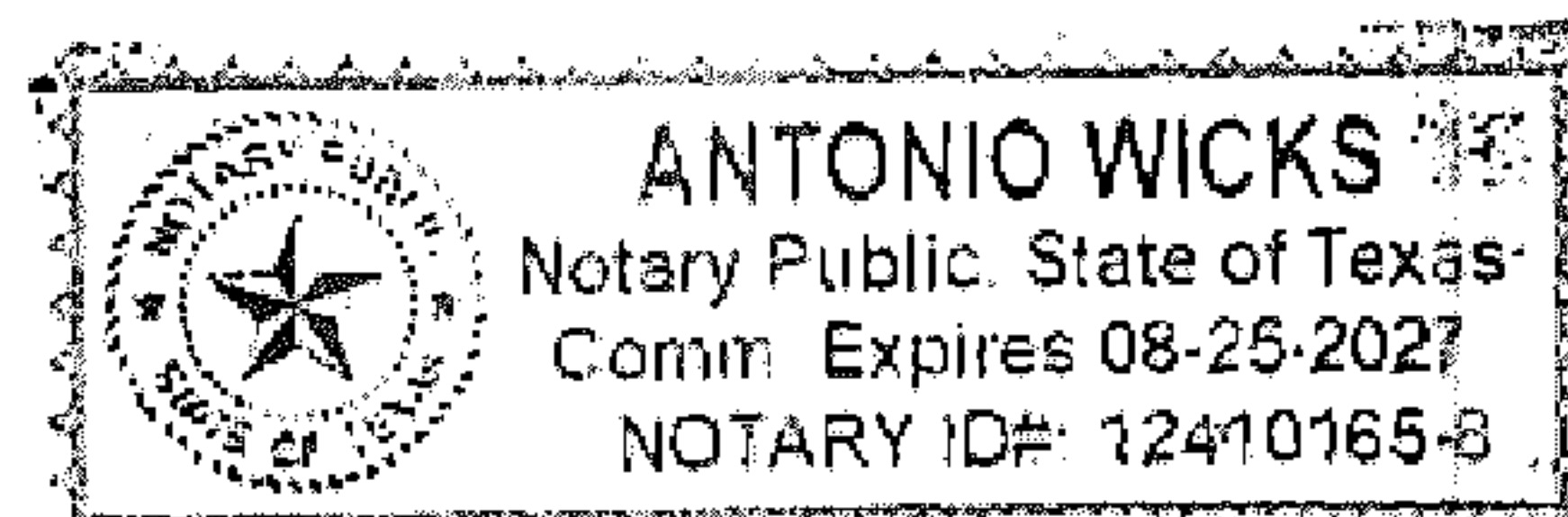
State of Texas
County of BEXAR

I, ANTONIO WICKS, a Notary Public, hereby certify that Romarie Gilles Awadjihe, whose name is signed as Attorney in Fact for Leilani Buckley-Awadjihe 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of June, A. D. 2025

Antonio Wicks
Notary Public

Printed Name: ANTONIO WICKS
My Commission Expires: 8/25/2027



State of Texas
County of BEXAR

I, ANTONIO WICKS, a Notary Public, hereby certify that Romarie Gilles Awadjihe, 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, she/he executed the same voluntarily on the day the same bears date.

Given under my hand this 4th day of June, A. D. 2025

Antonio Wicks
Notary Public

Printed Name: ANTONIO WICKS
My Commission Expires: 8/25/2027

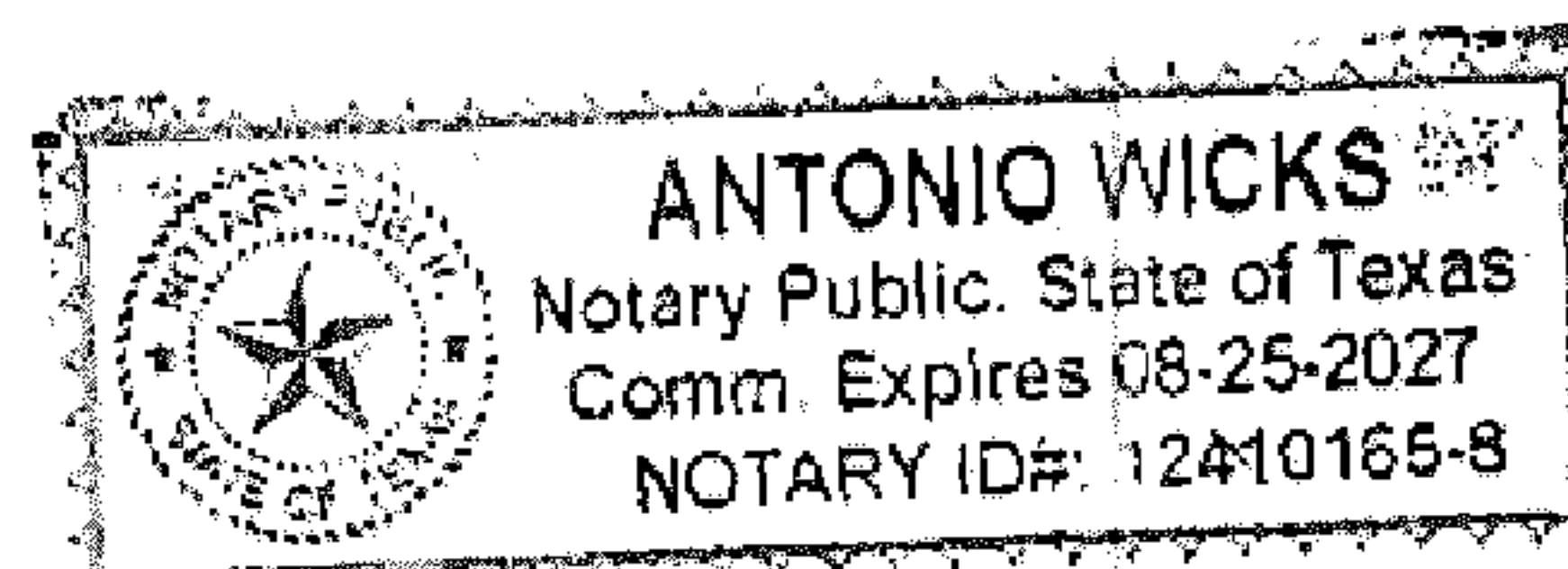


EXHIBIT A

Property 1:

Lot 87, according to the Map of The Lakes at Hidden Forest Phase 4, as recorded in Map Book 53, Page 29A, 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
06/06/2025 11:30:29 AM
\$32.00 JOANN
20250606000174150
General Warranty Deed – POA (AL)

Allen S. Bayl