

Prepared By:
Stan McDonald / Jacob Title, LLC
2101 W. Clinton Ave
Suite 301
Huntsville, AL 35805
File #: 2025-697

Purchase Price: \$134,390.06

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to Eric S. Davidson, a single man, whose address is 1608 4th Avenue, Clanton, AL 35045 (hereinafter referred to as "Grantor"), the receipt and sufficiency of which is hereby acknowledged by Benchmark Homebuyers LLC, an Alabama Limited Liability Company, whose address is 6840 Winslow Parc Lane, Trussville, AL 35173 (hereinafter referred to as "Grantee"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 11, TOWNSHIP 22 SOUTH, RANGE 4 WEST; BEGIN AT THE NORTHEAST CORNER OF SECTION 11 AND RUN WEST 331 FEET; THENCE SOUTH 332 FEET; THENCE EAST 331 FEET; THENCE NORTH 332 FEET TO THE POINT OF BEGINNING, CONTAINING 1-1/2 ACRES, MORE OR LESS

PHYSICAL ADDRESS OF PROPERTY: 4696 County Road 10, Montevallo, AL 35115

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

This conveyance is made **SUBJECT TO** that certain mortgage dated 01/20/2024 in favor of NationStar Mortgage LLC dba Mr. Cooper securing the original principal indebtedness of \$124,000.00 recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 20240308000064730, having been modified in Instrument No. 20250204000034200, presently being serviced by Mr. Cooper with a mortgage loan number of 0436287981 and a current outstanding mortgage balance of \$ 129,390.06 of which the Grantee agrees to take responsibility for and pay

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee, and the heirs and assigns of said Grantee, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantee, Grantee's heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee, and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set his hand and seal on this the 13th day of June, 2025.

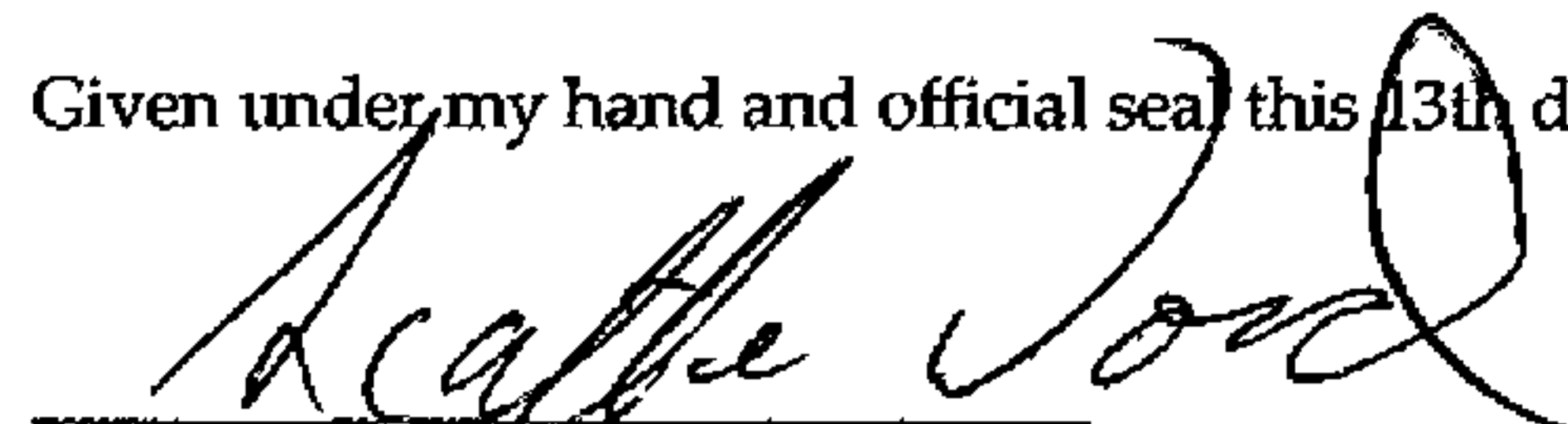

Eric S. Davidson

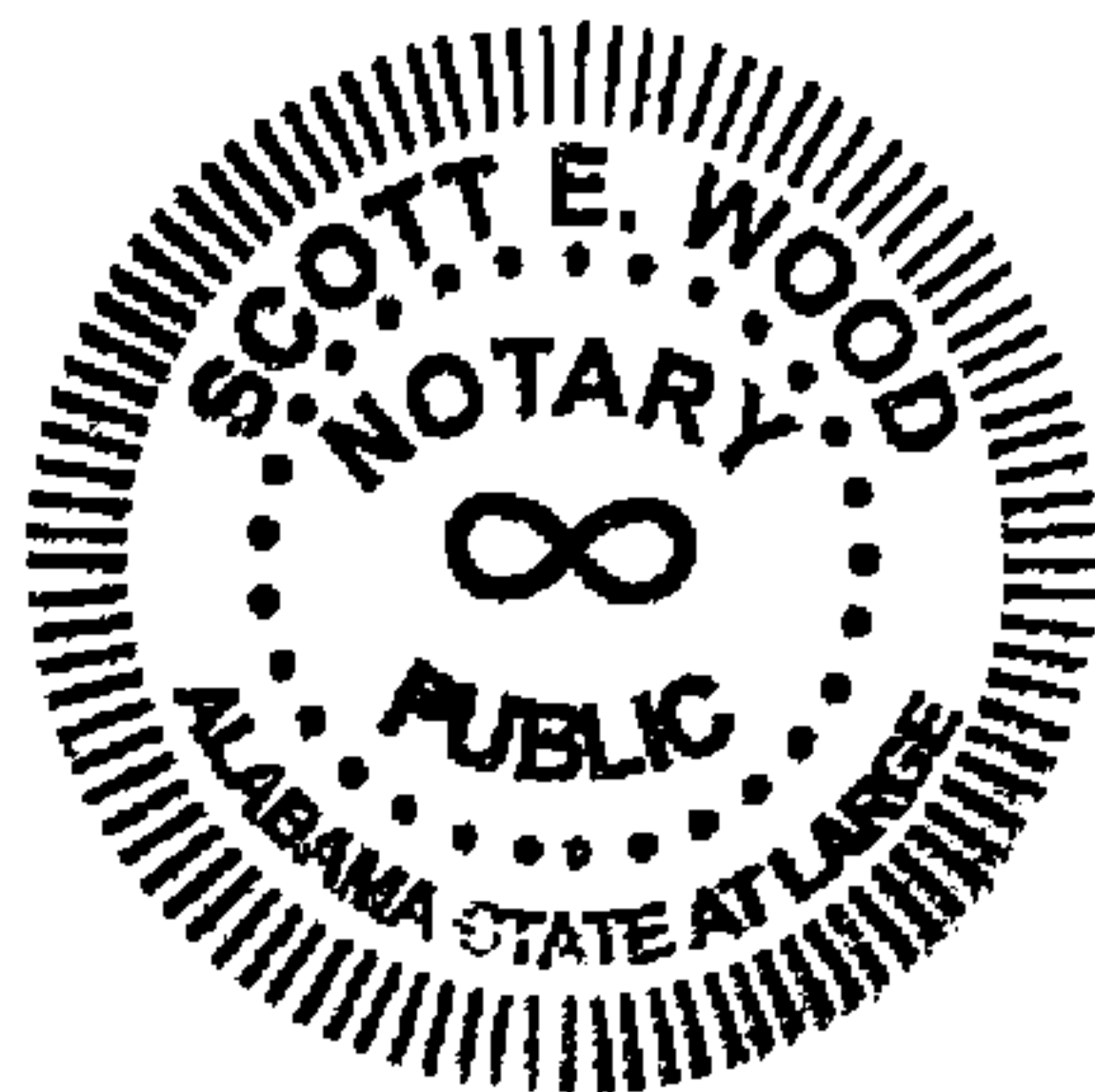
STATE OF ALABAMA

COUNTY OF MADISON

I, the undersigned Notary Public in and for said County and State, hereby certify that Eric S. Davidson, whose name is signed to the foregoing conveyance, and who is known to me, who being first duly sworn on oath, acknowledged via two-way audio-video communication before me on this day, that the statements contained herein are true and correct, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of June, 2025.


Notary Public
My Commission Expires: 8/31/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2025 11:38:18 AM
\$31.00 BRITTANI
20250617000184920

