

SEND TAX NOTICE TO:

Kimberly Epperson and Richard Epperson
4696 Highway 10
Montevallo, AL 35115

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 **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Benchmark Homebuyers LLC, an Alabama Limited Liability Company**, whose address is 6480 Winslow Parc Lane, Trussville, AL 35173 (hereinafter "Grantor", whether one or more), by **Kimberly Epperson and Richard Epperson**, whose address is 4696 Highway 10, Montevallo, AL 35115 (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 **Kimberly Epperson and Richard Epperson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 4696 Highway 10, Montevallo, AL 35115 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.

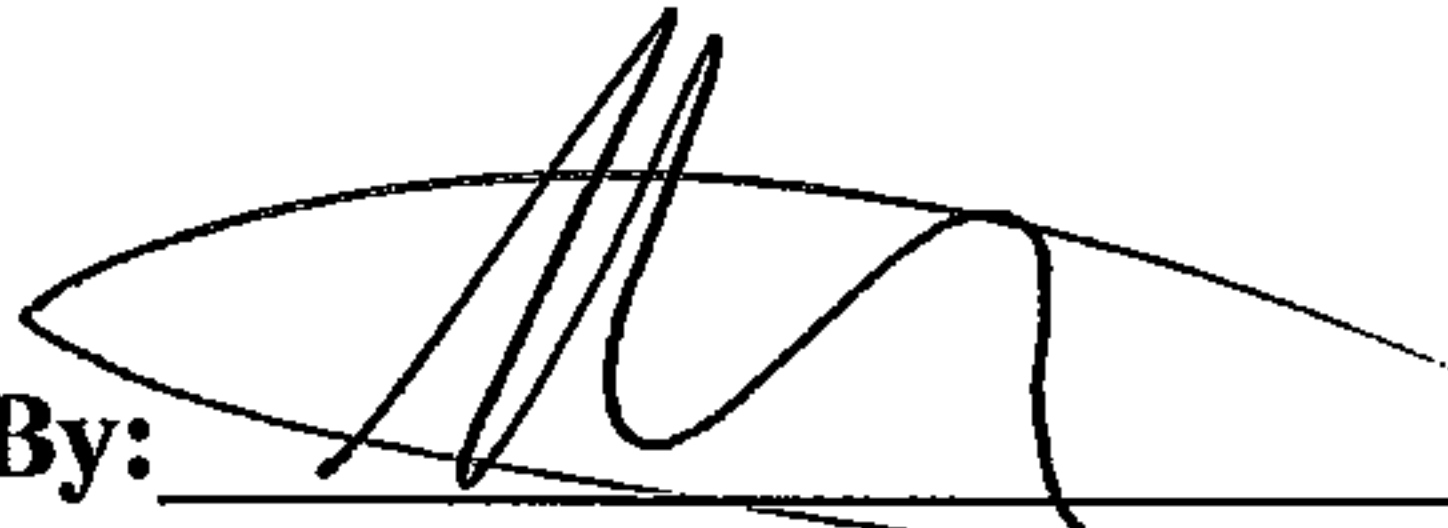
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

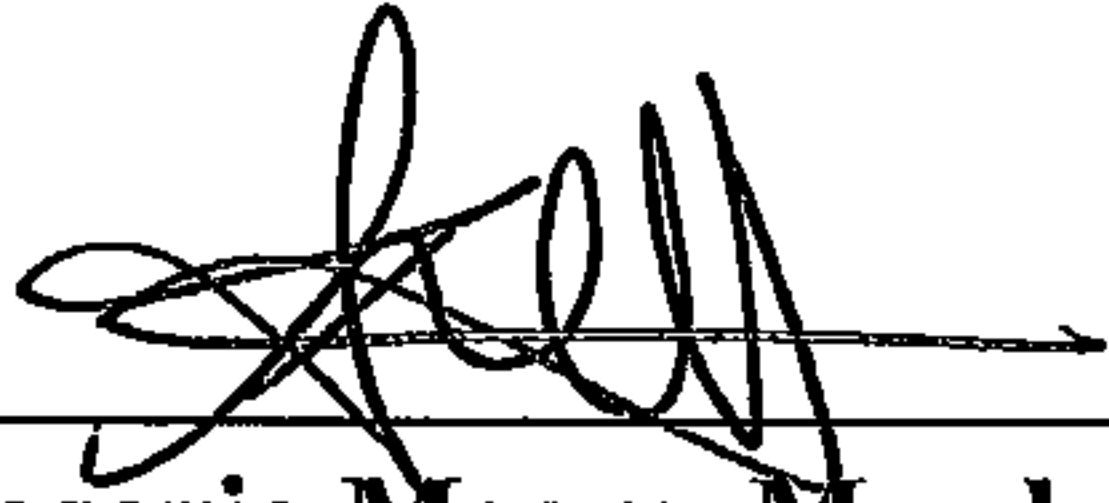
Subject to a third-party mortgage in the amount of \$202,020.00 executed and recorded simultaneously herewith.

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 successors 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 successors and assigns 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 12th day of September, 2025.

Benchmark Homebuyers LLC, an Alabama Limited Liability Company

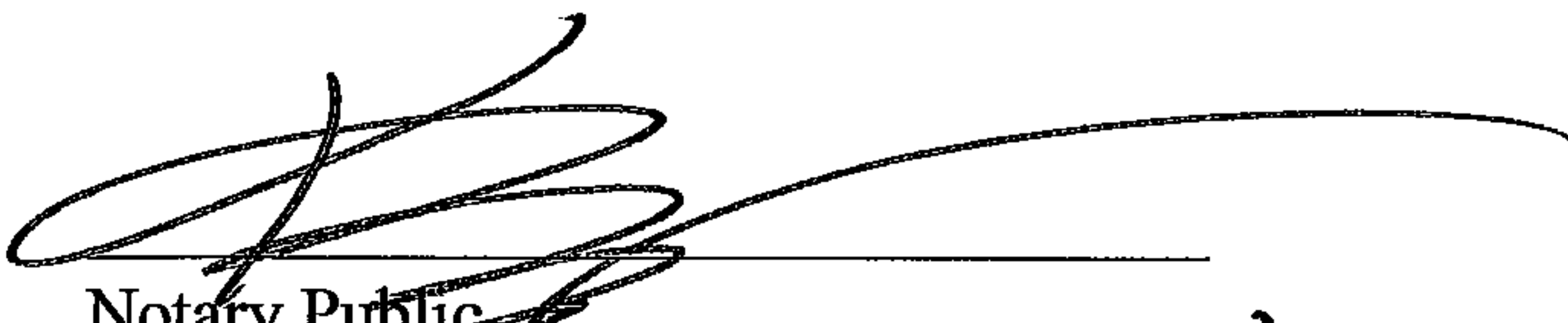
By: 
Alexander Moore, Member

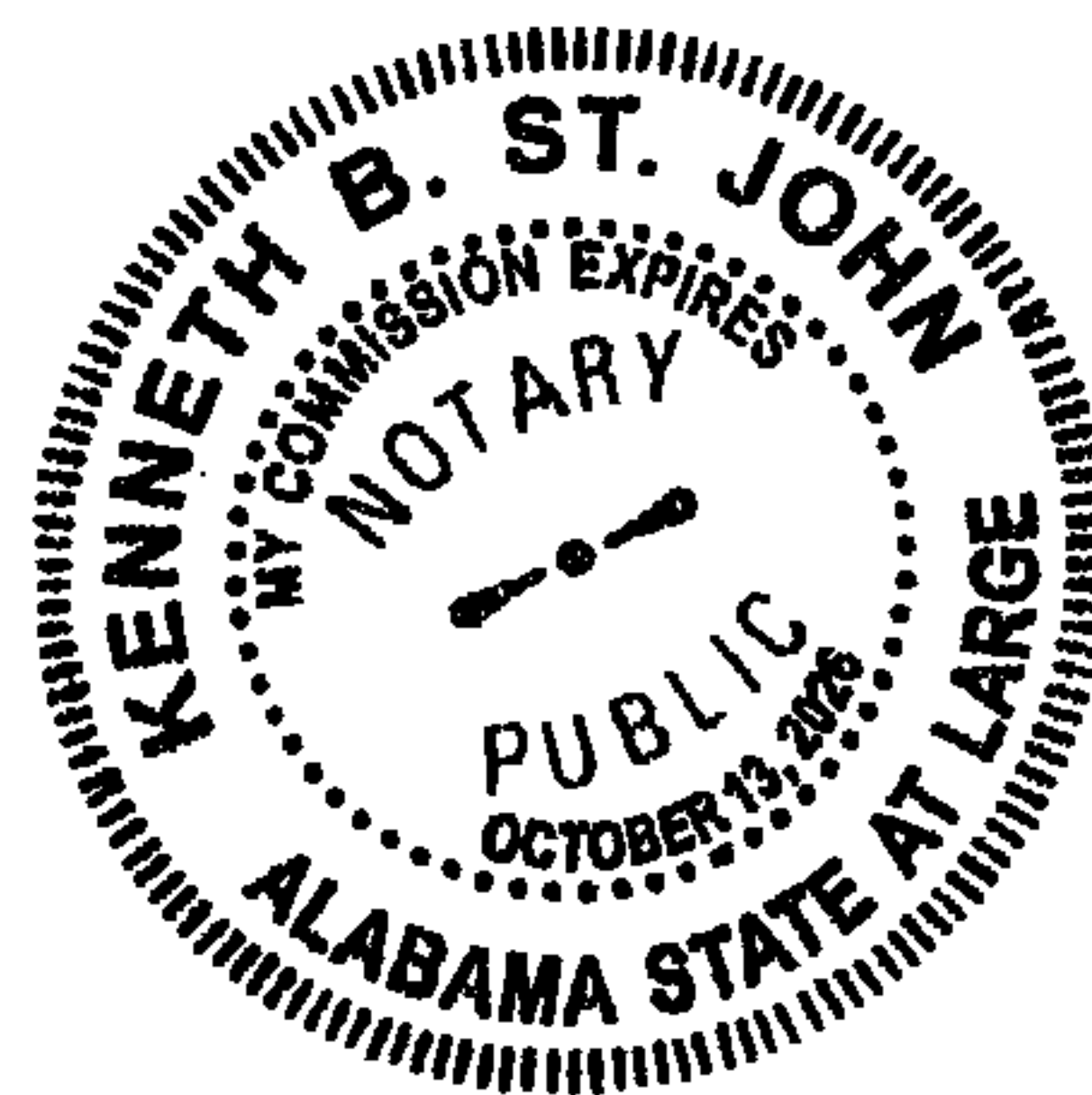
By: 
Rosario Moore, Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Alexander Moore and Rosario Moore**, whose names as Members of Benchmark Homebuyers LLC, an Alabama Limited Liability Company, are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, as such Members and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company, on the day the same bears date.

Given under my hand and seal this 12th day of September, 2025.


Notary Public
Print name: **Kenneth B. St. John**
My Commission Expires: **10/13/2026**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 10:12:47 AM
\$26.00 CHARITY
20250916000280940

Allen S. Bayl