

Send Tax Notice to:
Hometown Home Buyers LLC
2155 Highway 174
Springville, AL 35173

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-11333

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHTY TWO THOUSAND AND 00/100 (\$82,000.00)** 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 **Morris Edward Burnette, an unmarried man, (herein referred to as "Grantor," whether one or more),** whose mailing address is

6912 Via Azzurro, Pensacola, FL 32526

by **Hometown Home Buyers LLC (herein referred to as "Grantee"),** whose mailing address is

2155 Highway 174, Springville, AL 35146

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 **217 Doyle Drive, 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, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, its successors and/or assigns forever.

The Grantor does for himself, his heirs and assigns, covenant with Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he has a good right sell and convey the same as aforesaid; that he will, and his heirs, executors, administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

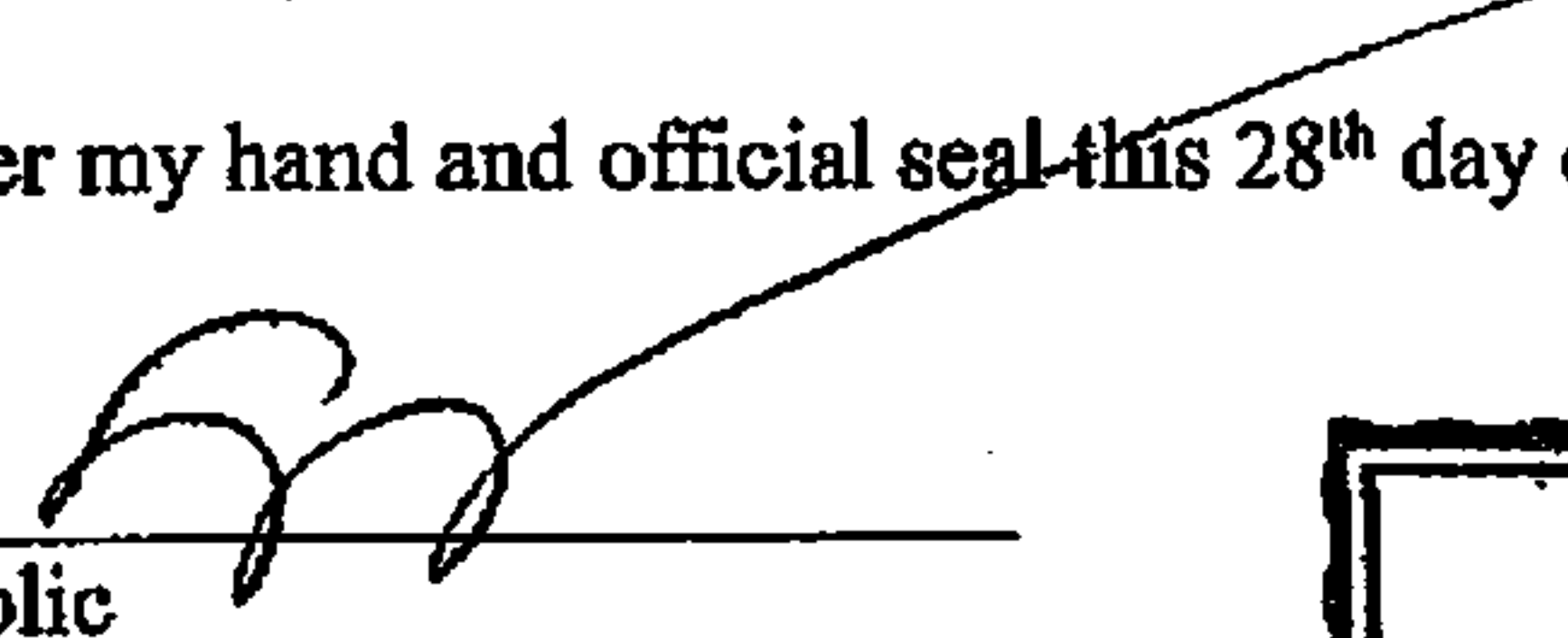
IN WITNESS WHEREOF I have hereunto set my hand and seal, this 28th day of October, 2025.


Morris Edward Burnette

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Morris Edward Burnette 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, he executed the same voluntarily on the day the same bears date.

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


Notary Public
My Commission Expires: 11/3/2028

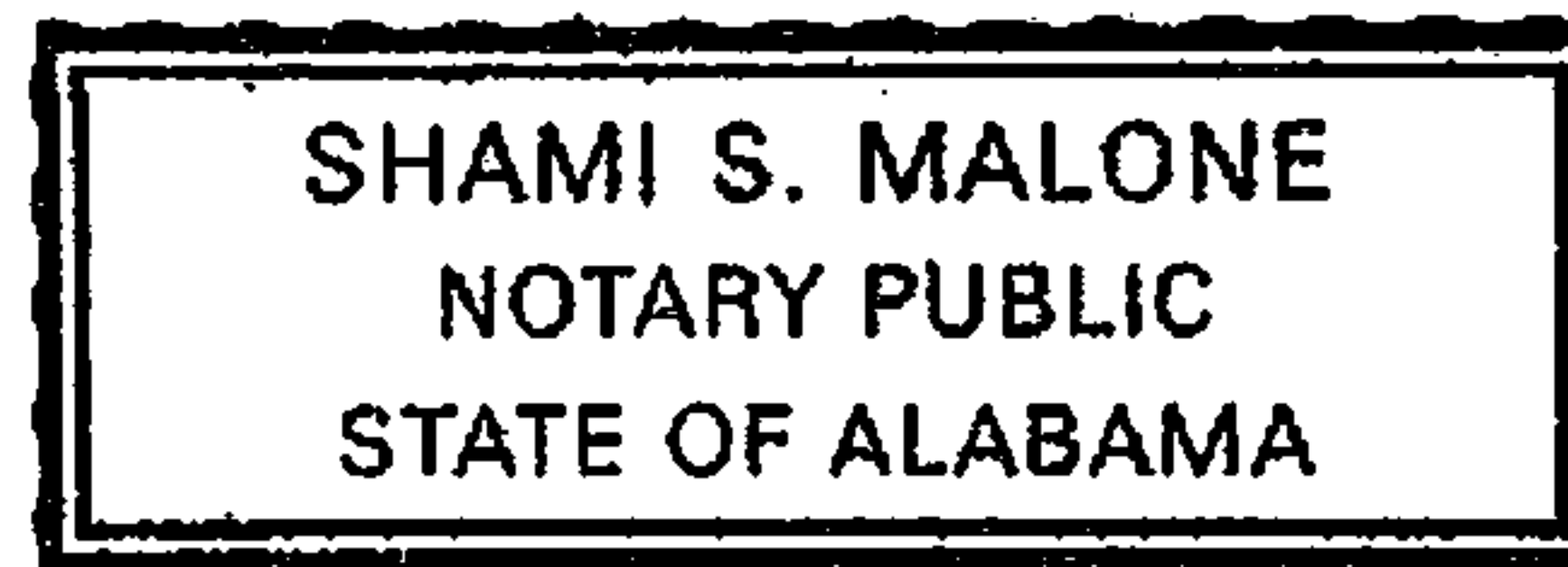
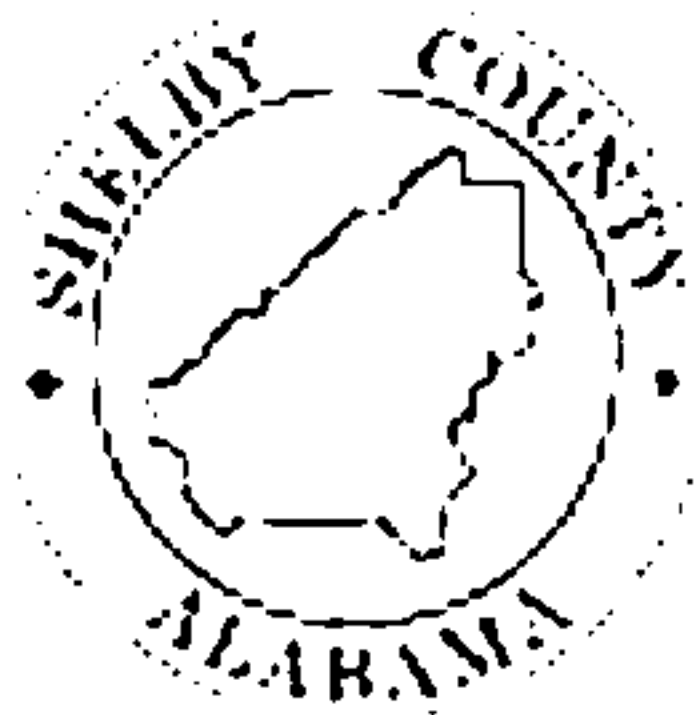


EXHIBIT A

Property 1:

Lot 17, as shown by Map or Plat of Sunnydale Estates, Third Sector, dated June 30, 1978 and recorded in Map book 7 at Page 78 in the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/29/2025 08:05:32 AM
\$110.00 BRITTANI
20251029000330330

Allen S. Bayl