

SEND TAX NOTICE TO:
Kings Point Holdings, LLC
5124 Meadow Brook Road
Birmingham, AL 35242

This instrument prepared by:
Whit W. Whitfield
The Law Offices of Whit W.
Whitfield, LLC
600 Beacon Pkwy W, Ste 450
Birmingham, Alabama 35209

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of ONE HUNDRED TWENTY THOUSAND AND 00/100 (\$120,000.00), the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Hometown Home Buyers LLC, a/an AL Limited Liability Company** whose address is 2155 Highway 174, Springville, AL 35146, (hereinafter "Grantor", whether one or more), by **Kings Point Holdings, LLC**, whose address is 5124 Meadow Brook Road, 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, **Kings Point Holdings, LLC, an Alabama Limited Liability Company** the following described real estate situated in Shelby County, Alabama, the address of which is **217 Doyle Drive, Montevallo, AL 35115**, to-wit:

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

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 \$140,000.00 executed and recorded simultaneously herewith.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its 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 executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Hometown Home Buyers LLC, by Joshua Jarobe, Manager as its Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 6th day of November, 2025.

Hometown Home Buyers LLC, an Alabama Limited Liability Company

By: _____

Joshua Jarobe, Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Austin Willingham, Owner of Hams Move Bham LLC whose name as Owner of Hams Move Bham LLC, a AL Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such 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 6th day of November, 2025.

Notary Public

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2025 11:05:02 AM
\$26.00 PAYGE
20251107000343430
