

This instrument was prepared by:  
Hornsby & Hornsby, Attorneys at Law  
Matthew J. Hornsby  
152 Main Street, Suite 100  
Trussville, AL 35173

Send Tax Notice To:  
Brock Warren  
**616 Montgomery hwy**  
**Vestavia AL 35216**

**LIMITED LIABILITY COMPANY WARRANTY DEED**

**STATE OF ALABAMA \* KNOW ALL MEN BY THESE PRESENTS,**  
**SHELBY COUNTY \***

That in consideration of Ten and No/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **Birmingham Homebuyers LLC**, an Alabama limited liability company, of 8949 Roebuck Blvd., Birmingham, AL 35206, (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Brock Warren** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

See Attached Exhibit for Legal Description.

Property Address: 2075 14th Street, Calera, AL 35040

Subject to easements and restrictions of record, and to current taxes, a lien but not yet payable. Mineral and mining rights excepted not owned by grantor.

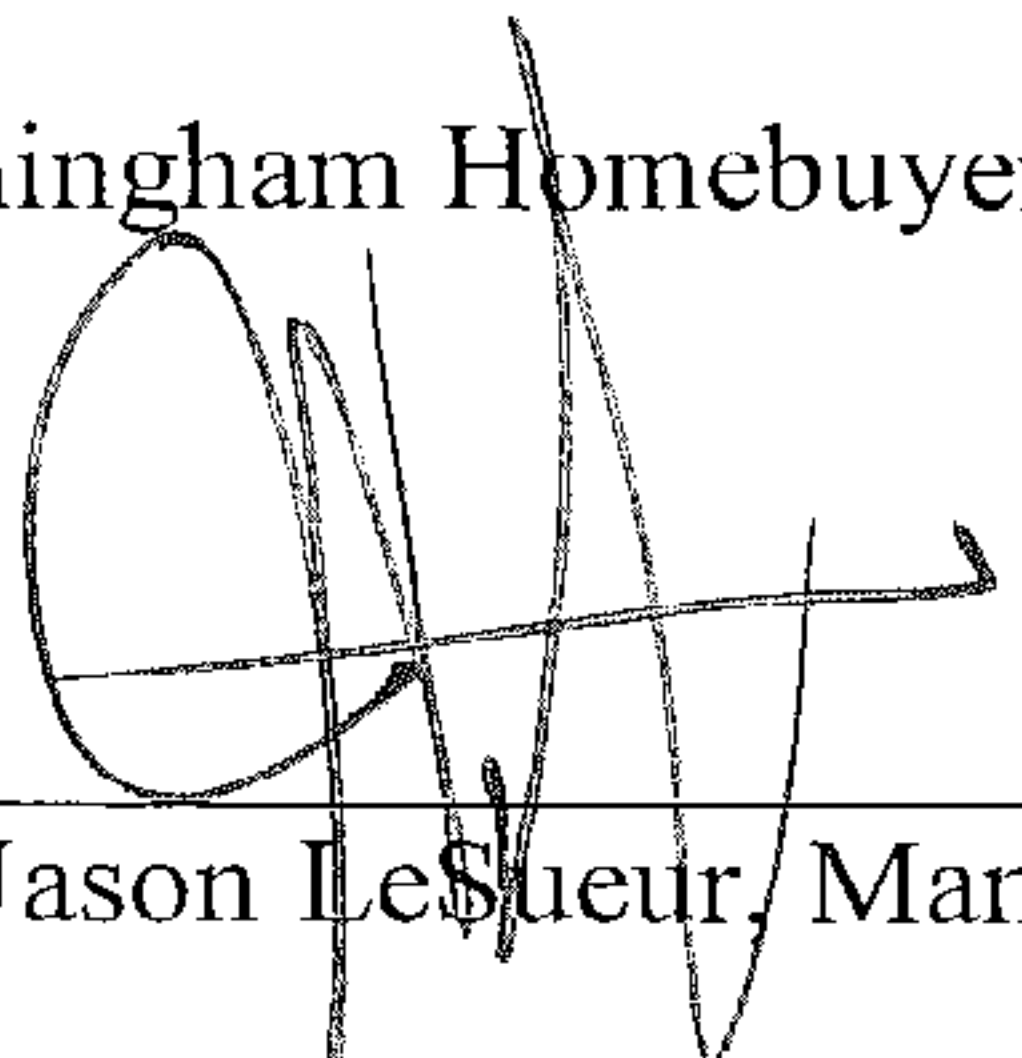
Tax Assessed Value for Recording Purposes: \$136,600.00

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Members who are authorized to execute this conveyance, has hereto set its signature and seal, this the 19 day of December, 2025.

Birmingham Homebuyers LLC

  
By: Jason LeSueur, Managing Member

**STATE OF ALABAMA\***  
**JEFFERSON COUNTY\***

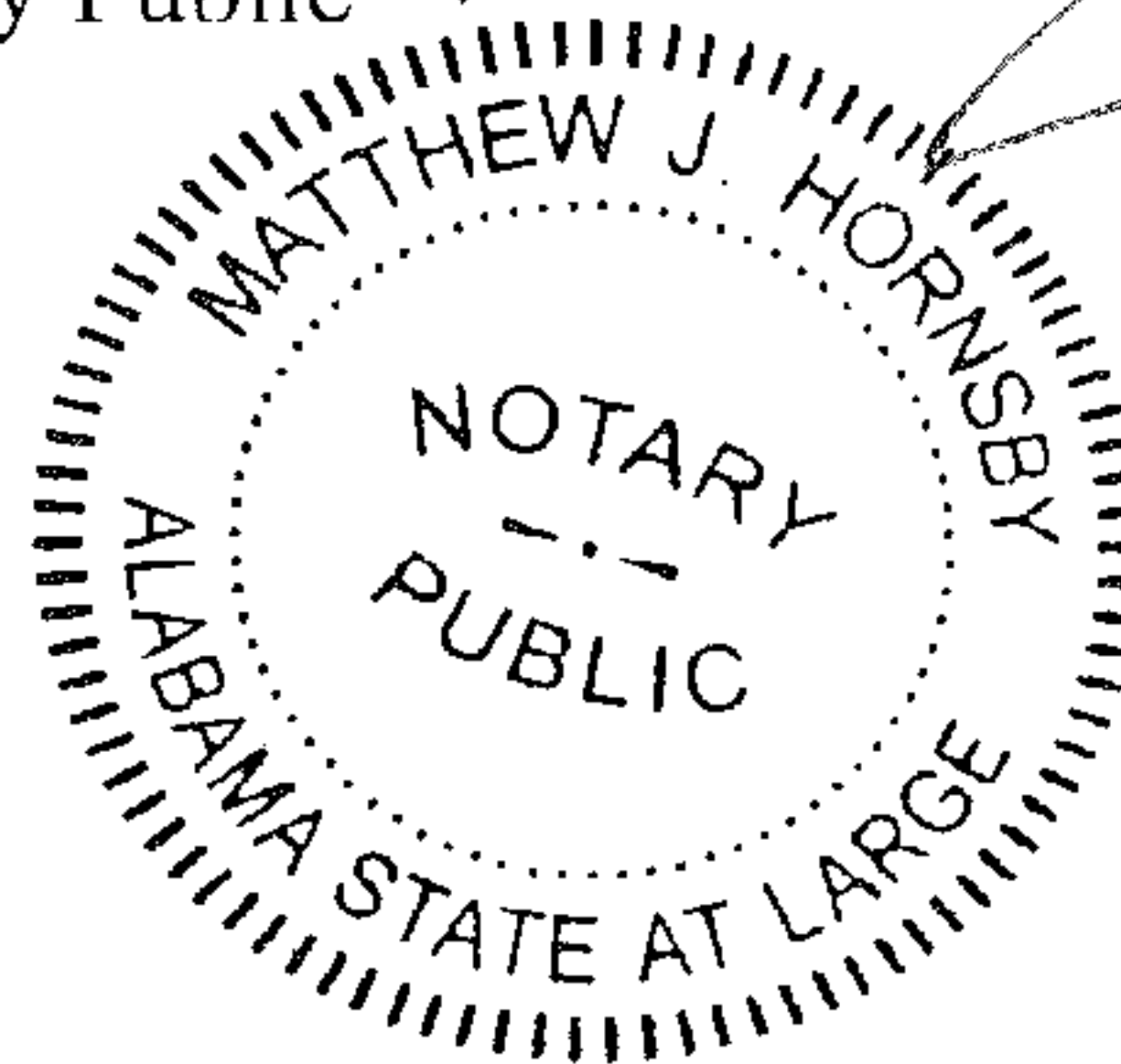
**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jason LeSueur, as managing member of Birmingham Homebuyers LLC, an Alabama Limited Liability company and whose name 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 said instrument, he as such member, and with full authority, executed the same voluntarily for and acting as said Limited Liability Company.

Given under my hand and official seal, this 19 day of December, 2025.

My Commission Expires: 9/17/28

  
Notary Public



## LEGAL DESCRIPTION

THAT PART OF LOTS NUMBERED 1, 2, 3 AND 4 BLOCK 259, ACCORDING TO J.H. DUNSTAN'S MAP OF THE TOWN OF CALERA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT NUMBER 1, WHICH POINT OF BEGINNING IS ALSO THE POINT WHERE THE NORTH LINE OF 21<sup>ST</sup> AVENUE INTERSECTS THE EAST LINE OF 14<sup>TH</sup> STREET; THENCE RUN IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT NUMBER 1, WHICH LINE IS ALSO THE NORTH LINE OF 21<sup>ST</sup> AVENUE, FOR A DISTANCE OF 145 FEET TO A POINT, THENCE RUN IN A NORTHWESTERLY DIRECTION ACROSS SAID LOTS NUMBERED 1, 2, 3 AND 4 FOR A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID 14<sup>TH</sup> STREET, WHICH POINT IS ALSO THE NORTHWEST CORNER OF SAID LOT NUMBER 4; AND, THENCE RUN IN A SOUTHERLY DIRECTION ALONG THE WEST SIDE OF SAID LOTS NUMBERED 4, 3, 2 AND 1, WHICH IS ALSO ALONG THE EAST LINE OF 14<sup>TH</sup> STREET, FOR A DISTANCE OF 192 FEET TO THE POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/22/2025 12:36:04 PM  
\$165.00 BRITTANI  
20251222000391020

*Allen S. Bayl*