

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:
Benchmark Homebuyers, LLC
6480 Winslow Parc Ln
Trussville, AL 35173**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Seventy-Five Thousand and 00/100 Dollars (\$175,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Robert Forbes, unmarried

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

Benchmark Homebuyers, LLC

(herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 7, according to the Survey of Laurel Woods 6th Sector, as recorded in Map Book 21, Page 141, in the Probate Office of SHELBY County, ALABAMA.

Robert Forbes is one and the same person as Robert E. Forbes.

\$187,900.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, forever.

And the said Grantor does, for himself, his heirs and assigns, covenant with said Grantee, its successors and assigns, that he is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs and assigns shall Warrant and Defend the premises to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 6th day of February, 2026.

Robert E. Forbes
Robert Forbes

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Robert Forbes** 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 seal this February 6, 2026.

My Commission Expires:

Luke Henderson
Notary Public



Grantor's Address: 2581 Porter Rd. 29032

Property Address: 135 Roy Court
Helena, AL 35080

Parcel ID Number: 13 8 27 1 005 007.000



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/06/2026 10:58:47 AM
\$26.00 KELSEY
20260206000034990

Allie S. Bayl