

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:
J. David Carmichael
1719 Linden Street
Leeds, AL 35094

LIMITED LIABILITY COMPANY WARRANTY DEED
STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY *

That in consideration of Sixty Eight Thousand and No/100 Dollars---(\$68,000.00) 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 **J. David Carmichael** (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: 119 Mooney Road, Columbiana, AL 35051

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.

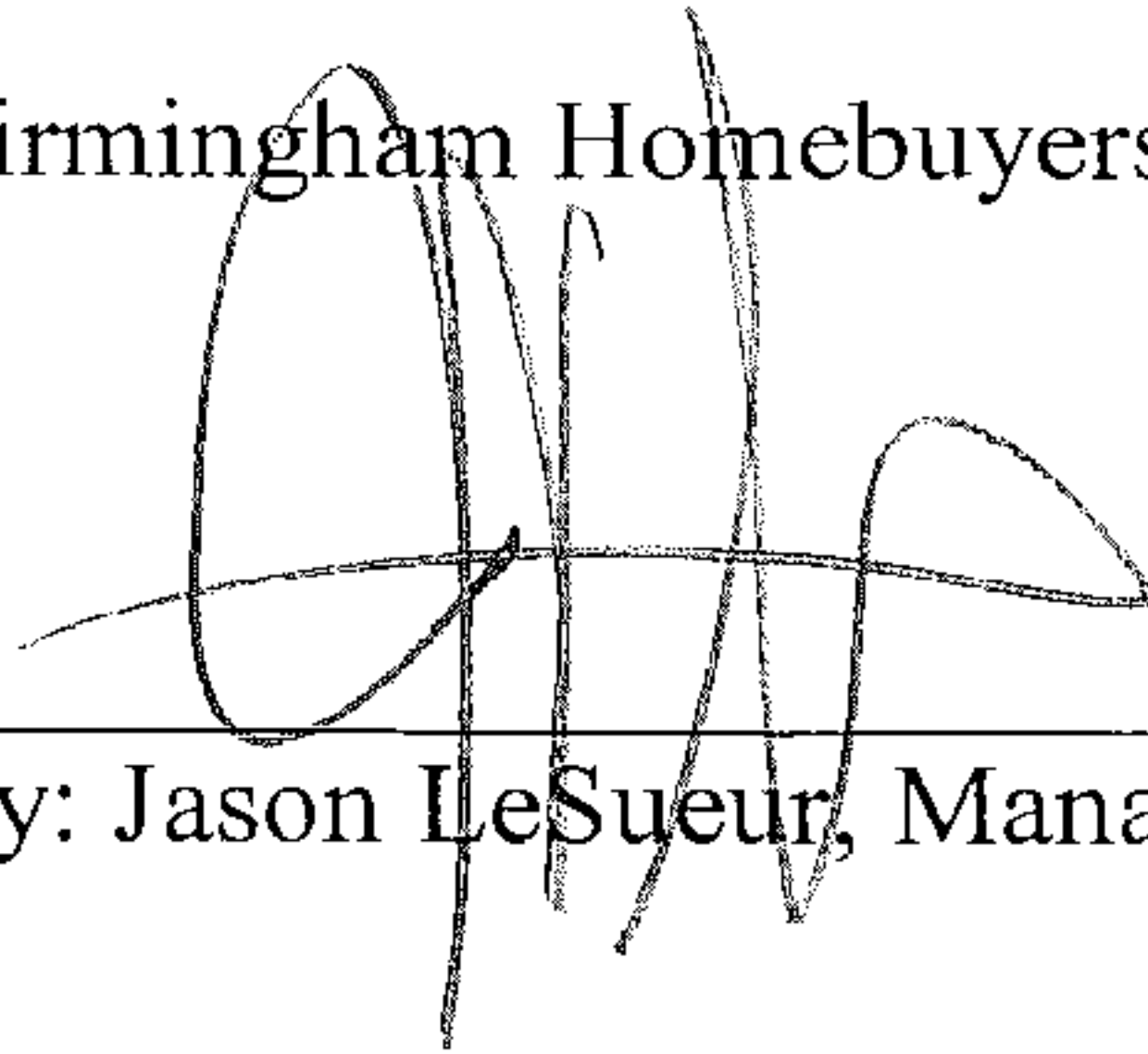
The entire purchase price herein was paid from the proceeds of a mortgage loan executed and recorded simultaneously herewith, said loan being in the amount of \$68,000.00.

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 Member who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of March, 2026.

Birmingham Homebuyers LLC



By: Jason LeSueur, Managing Member

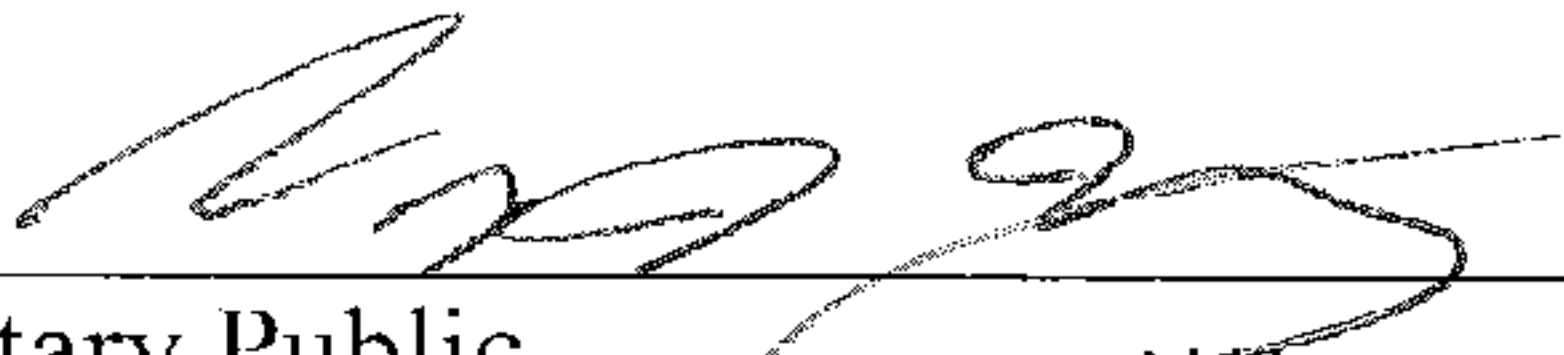
STATE OF ALABAMA*
JEFFERSON COUNTY*

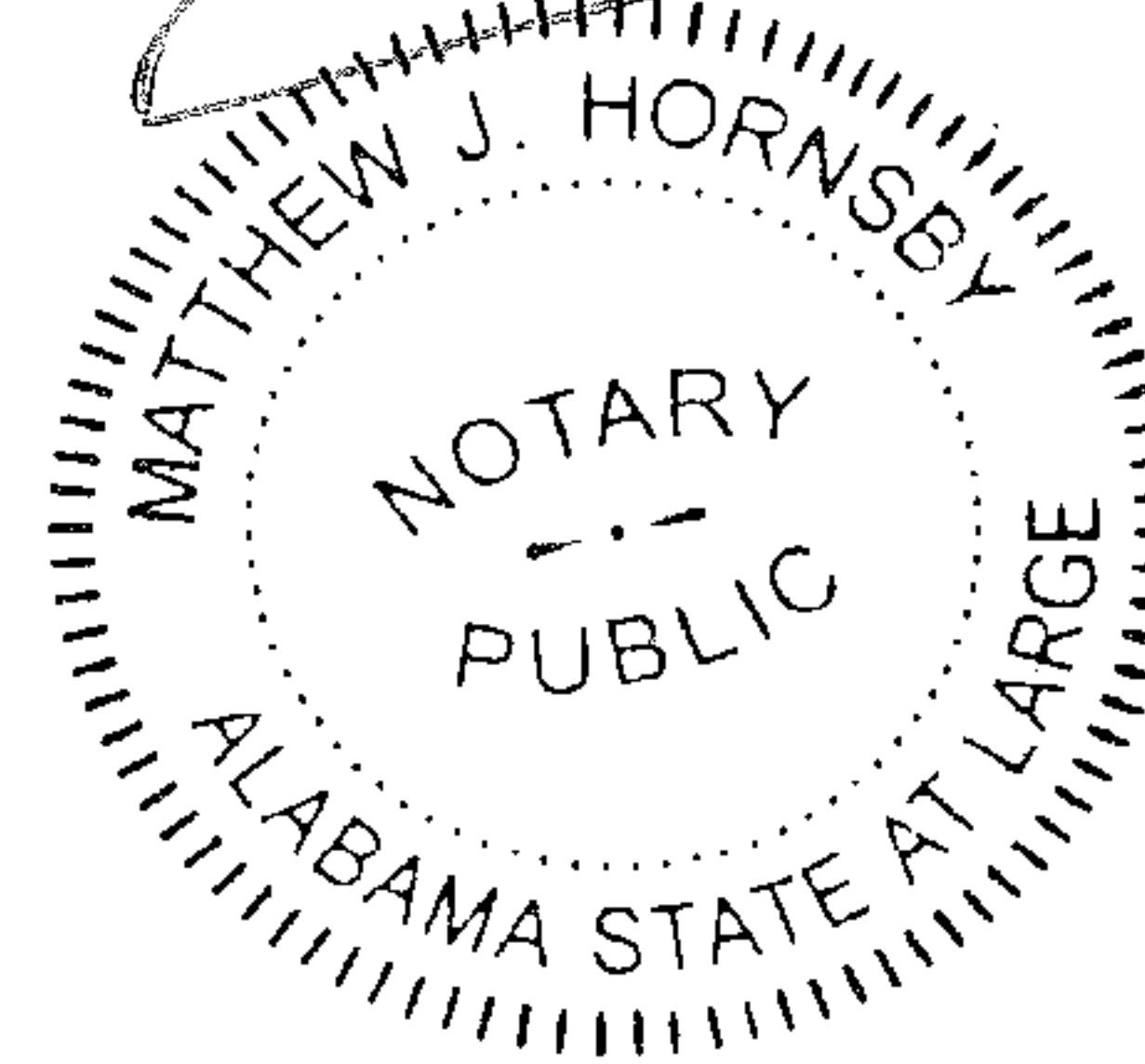
General Acknowledgment

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 6th day of March, 2026.

My Commission Expires: 9/17/28


Notary Public



LEGAL DESCRIPTION

Lot 5, according to the map of the R.F. Tidmore Property recorded in Map Book 4, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama, also described as follows: A lot in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, more particularly described as follows: commencing at the SW corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 21 South, Range 1 West, and run along the South line of said forty, North 84 degrees 40 minutes East a distance of 865.0 feet; thence continue North 84 degrees 40 minutes East a distance of 1029.9 feet; thence North 4 degrees 20 minutes West a distance of 742.8 feet to the South margin of a dirt road running East from the Columbiana-Shelby paved road; thence along the South line of said dirt road South 85 degrees 10 minutes West a distance of 510 feet to a point of beginning of lot herein described; thence run South 4 degrees 20 minutes East a distance of 200.0 feet; thence run North 85 degrees 10 minutes East a distance of 102.0 feet; thence run North 4 degrees 20 minutes West a distance of 200 feet to the South line of said dirt road; thence along said road 85 degrees 10 minutes West a distance of 102.0 feet to the point of beginning, situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2026 09:17:06 AM
\$29.00 PAYGE
20260306000065300

Allie S. Bayl