

Send Tax Notice to:  
John Firstbrook and Brandy  
Firstbrook  
105 Silverleaf Ln.  
Alabaster, AL 35007

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-24-1144**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FIVE HUNDRED SIX THOUSAND FIVE HUNDRED AND 00/100 (\$506,500.00) 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 **Devin C. Keaney and Samantha Rose Keaney, Formerly Known As Samantha R. Staab, husband and wife (herein referred to as "Grantor," whether one or more)**, whose mailing address is

791 Bangorville Road, Bellville, OH 44813

by **John Firstbrook and Brandy Firstbrook (herein referred to as "Grantee," whether one or more)**, whose mailing address is

105 Silverleaf Ln, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **105 Silverleaf Ln, Alabaster, AL 35007**, 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, 2024 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$367,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

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

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24 day of FEB, 2024.

Devin C. Keaney  
Devin C. Keaney

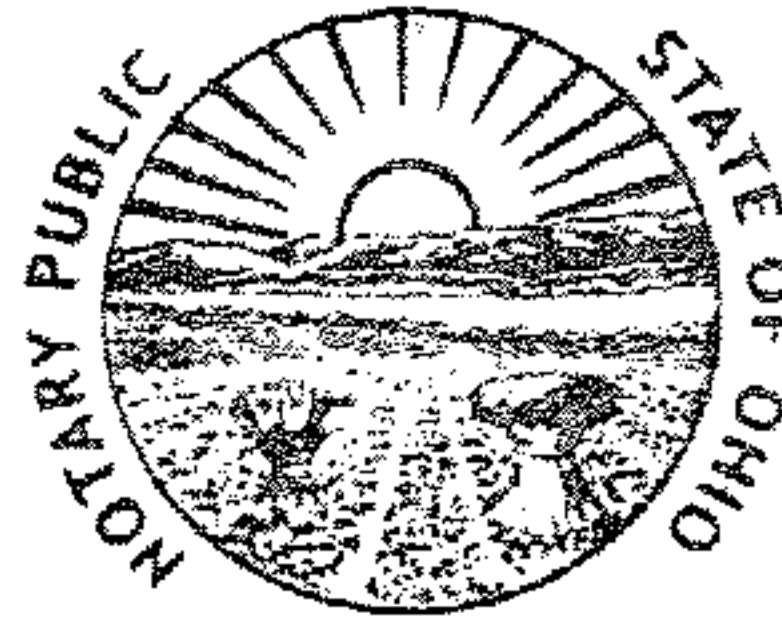
Samantha Rose Keaney  
Samantha Rose Keaney

STATE OF Ohio  
COUNTY OF Richland

I, the undersigned Notary Public in and for said County and State, hereby certify that Devin C. Keaney and Samantha Rose Keaney whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of February, 2024.

Megan Williams  
Notary Public  
My Commission Expires: 8/11/2025



MEGAN WILLIAMS  
Notary Public  
State of Ohio  
My Comm. Expires  
August 11, 2025

**EXHIBIT A**

Property 1:

Lot 13, according to the Survey of Harvest Ridge First Sector, as recorded in Map Book 12, page 48, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/01/2024 12:03:36 PM**  
**\$167.50 JOANN**  
**20240301000056600**

*Alvin S. Bayl*