

Send Tax Notice to:

Jessica Beam
313 Griffin Park Trace
Birmingham, AL 35242

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Six Hundred Thirty-five Thousand and 00/100 Dollars (\$635,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged, I, **Brittany Wagner, an unmarried woman** (herein referred to as grantor, whether one or more) whose mailing address is 313 Griffin Park Trace Birmingham, AL 35242, hereby grant, bargain, sell and convey unto **Jessica Beam** (herein referred to as grantee) whose mailing address is 313 Griffin Park Trace Birmingham, AL 35242 in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY** County, Alabama, having an address 313 Griffin Park Trace, Birmingham, AL 35242, to wit:

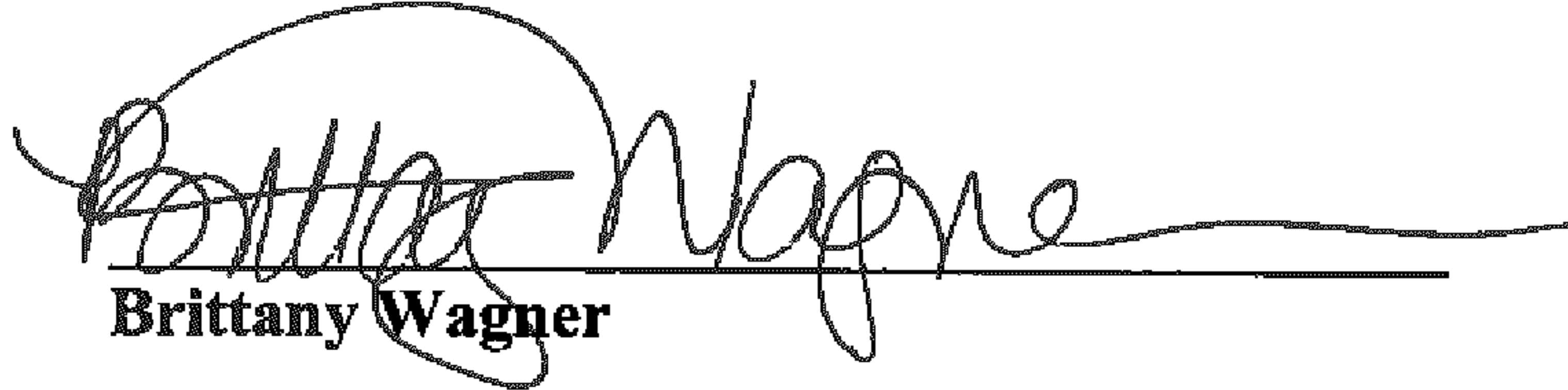
Lot B-4, according to the Survey of Griffin Park at Eagle Point, Sector 2, Phase 1, as recorded in Map Book 48, pages 98 A, B, C, D, and E, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easements of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$508,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8 day of March, 2024.


Brittany Wagner

STATE OF ALABAMA
COUNTY OF Tefferson

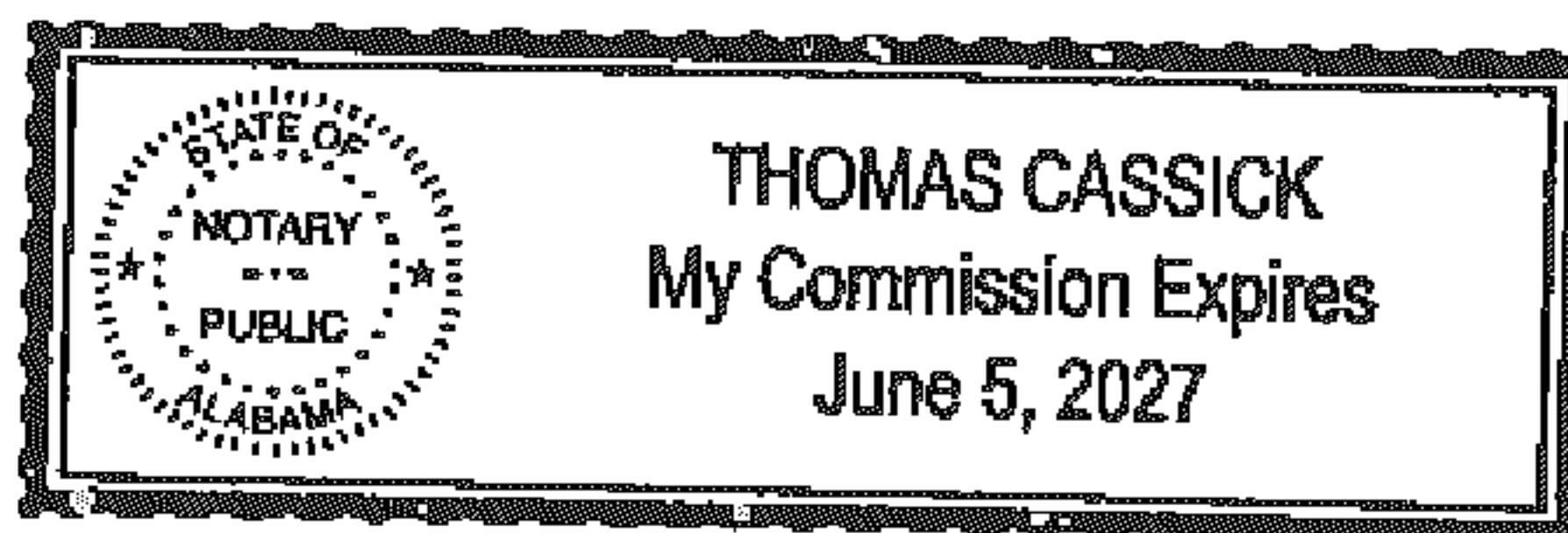
I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Brittany Wagner**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 8 day of March, 2024.

My Commission Expires: 6/9/2027


Notary Public

(S E A L)



This instrument was prepared by:
Thomas F. Cassick
Law Offices of Thomas F. Cassick, LLC
2226 Williamsburg Drive
Pelham, AL 35124
ATB4040



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/11/2024 12:44:33 PM
\$152.00 BRITTANI
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