

**SEND TAX NOTICE TO:**

James R. Brittle and Kimberly K. Brittle  
1043 Williams Trace  
Birmingham, AL 35242

This instrument prepared by:

S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

**WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **EIGHT HUNDRED SEVENTY THOUSAND AND 00/100 (\$870,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James D. Graham and Kimberly Graham, a married couple**, whose address is 3555 Grandview Parkway, Apt 237, Birmingham, AL 35243, (hereinafter "Grantor", whether one or more), by **James R. Brittle and Kimberly K. Brittle**, whose address is 1043 Williams Trace, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **James R. Brittle and Kimberly K. Brittle, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **1043 Williams Trace, Birmingham, AL 35242 to-wit:**

**Lot 2507, according to the Survey of Brook Highland, an Eddleman Community, 25th Sector, as recorded in Map Book 28, pages 136 in the Probate Office of Shelby County, Alabama.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$766,550.00 executed and recorded simultaneously herewith.

**James R. Brittle is one and the same person as James Randolph Brittle.  
Kimberly K. Brittle is one and the same person as Kimberly Kight Brittle.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 1st day of April, 2024.

James D. Graham  
James D. Graham

Kimberly Graham  
Kimberly Graham

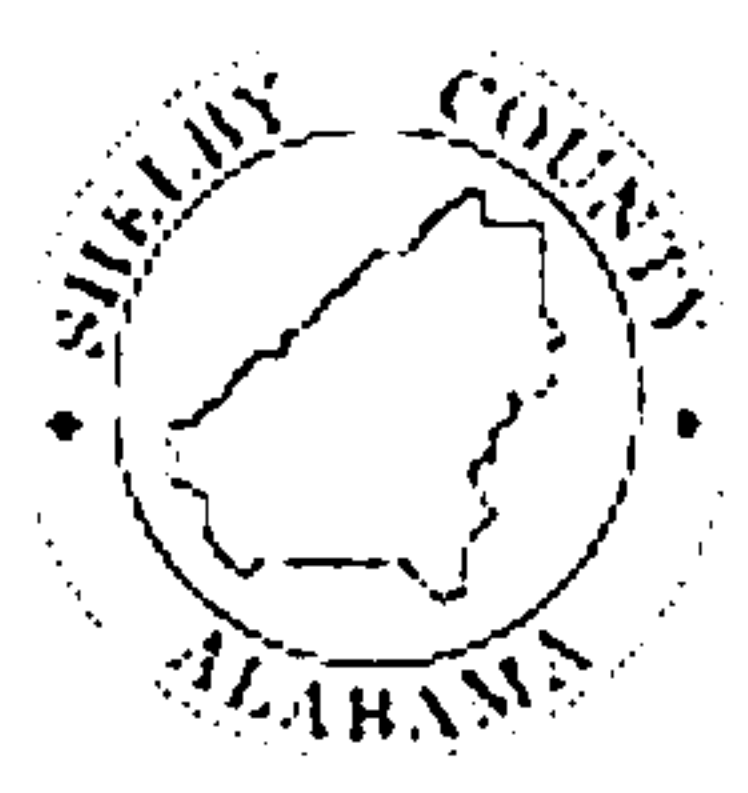
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that James D. Graham and Kimberly Graham 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 1st day of April, 2024.

Patrick Skyler Murphy  
Notary Public  
My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/01/2024 01:40:15 PM  
\$130.50 PAYGE  
20240401000088830

*Allie S. Boyd*