**20210430000214680**
**04/30/2021 09:33:28 AM**
**DEEDS 1/2**

**SEND TAX NOTICE TO:**
Brandon Beam and Jessica Leigh Beam
585 Valley View Road
Indian Springs, AL 35124

**This instrument prepared by:**
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243
**PEN2100025**

# WARRANTY DEED

**State of Alabama**
**County of Shelby**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Six Hundred Twenty Seven Thousand and 00/100 Dollars ($627,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charles T. Snow and Ruth Snow, husband and wife,** whose address is 6359 Winslow Pkwy. Trussville, AL 35173, (hereinafter "Grantor", whether one or more), by **Brandon Beam and Jessica Leigh Beam**, whose address is 286 Croft Way, Mt. Juliet, TN 37122, (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 **Brandon Beam and Jessica Leigh Beam, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 585 Valley View Road, Indian Springs, AL 35124, to-wit:**

**Lot 9, according to the Survey of Brookstone Estates, as recorded in Map Book 4, Page 53, in the Office of the Judge of Probate 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 $501,600.00 executed and recorded simultaneously herewith.**

**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 29th day of April, 2021.

**Charles T. Snow**

**Ruth Snow**

**State of Alabama**
**County of Jefferson**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Charles T. Snow and Ruth Snow**, husband and wife, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 29th day of April, 2021.

Notary Public

STATE OF NOTARY PUBLIC ALABAMA

MATTHEW T KIDD
My Commission Expires
September 12, 2022

SHELBY COUNTY ALABAMA

**Filed and Recorded**
**Official Public Records**
**Judge of Probate, Shelby County Alabama, County Clerk**
**Shelby County, AL**
**04/30/2021 09:33:28 AM**
**$150.50 JOANN**
**20210430000214680**