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DEEDS 1/3

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Matthew F. Eady

3017 Brook Highland Drive
Birmingham, AL 35242

GENERAL WARRANTY DEED

State of Alabama
County of Jefferson

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four Hundred Forty Five Thousand Dollars and No Cents (\$445,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Robert M. Rockett, a single man, whose mailing address is:

3017 Brook Highland Dr. Birmingham AL 35242,

and Saragrace Rockett, a single woman, whose mailing address is:

Saragrace Rockett 3017 Brook Highland Dr
Birmingham, AL 35242

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Matthew F. Eady, whose mailing address is: 3017 Brook Highland Drive, Birmingham, AL 35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, **the address of which is: 3017 Brook Highland Drive, Birmingham, AL 35242** to-wit:

Lot 139 according to the Survey of Brook Highland 5th Sector, as recorded in Map Book 13, Page 36, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 (we) have hereunto set my our hand(s) and seal(s) this the 30 day of July, 2021.


Robert M. Rockett


Saragrace Rockett

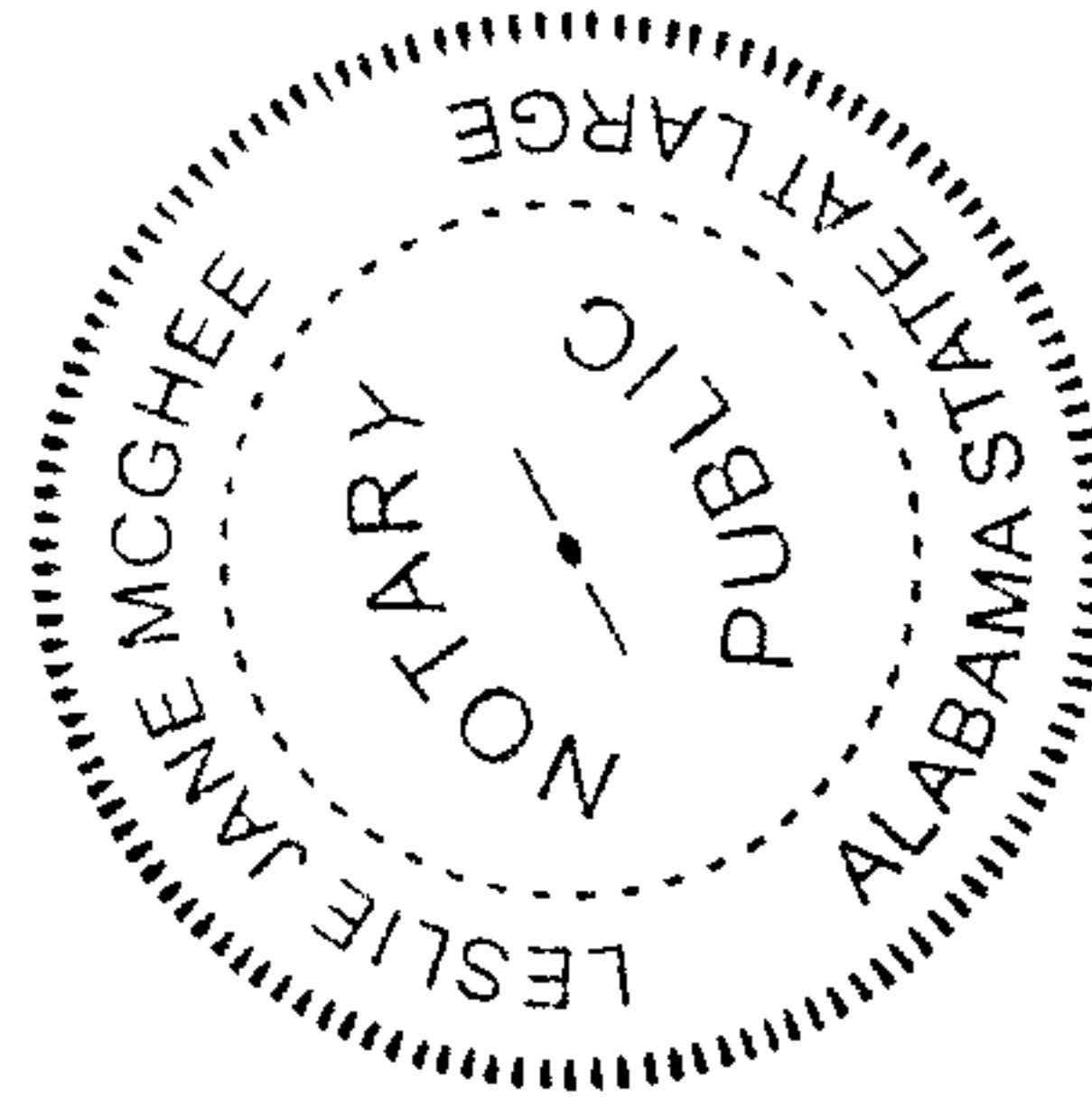
State of Alabama
County of

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Robert M. Rockett and ~~Saragrace Rockett~~, whose name 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 has have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 30th day of July, 2021.



Notary Public, State of Alabama

Printed Name of Notary Leslie Jane McGhee
My Commission Expires: 7/19/25



IN WITNESS WHEREOF, I (we) have hereunto set my our hand(s) and seal(s) this the 30 day of July, 2021.

Robert M. Rockett

Saragrace Rockett
Saragrace Rockett

State of Alabama

County of Jefferson

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that ~~Robert M. Rockett and~~ Saragrace Rockett, whose name 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 has have executed the same voluntarily on the day the same bears date.

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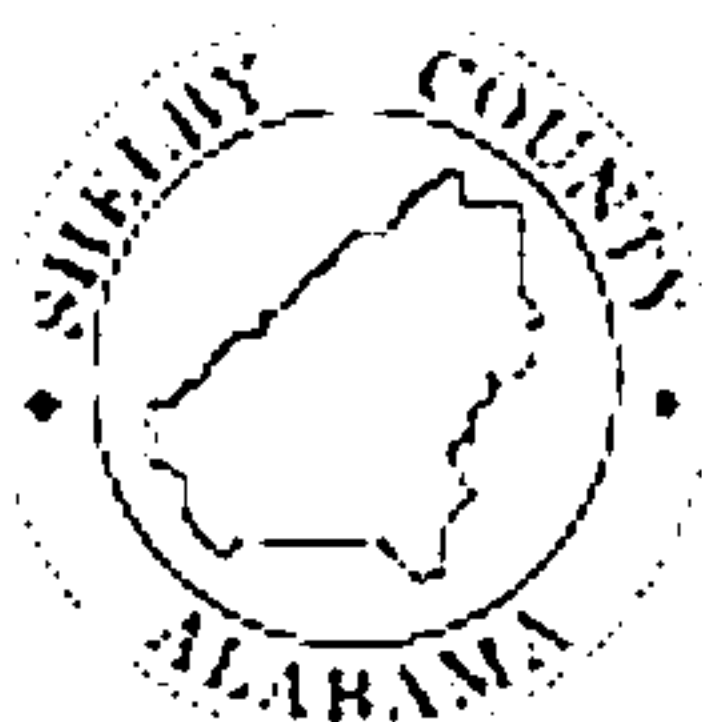
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: 11/30/2024

Elizabeth Fletcher Hartley

ELIZABETH FLETCHER HARTLEY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$473.00 CHERRY
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Allie S. Bayl