

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Deborah Kelley
955 Meriweather Dr.
Calera, AL 35040

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, 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

Walter B. Brothers and Amy S. Brothers, husband and wife, whose mailing address is:

300 Sky Drive, Anniston, AL 36207

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

Deborah Kelley, whose mailing address is: 955 Meriweather Dr., Calera, AL 35040

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 955 Meriweather Dr., Calera, AL 35040** to-wit:

Lot 24, according to the Survey of a Final Plat of The Meadows at Meriweather Phase 3, as recorded in Map Book 36, Page 19, in the Probate Office of Shelby County, Alabama.

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

\$174,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 11th day of September, 2021.

Walter B. Brothers

Walter B. Brothers

Amy S. Brothers

Amy S. Brothers

Amy Sexton Brothers

State of Florida

County of Orange

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Walter B. Brothers and ~~Amy S. Brothers~~, 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 _____ day of September, 2021.

09/11/2021

Identified with AL Driver's License.

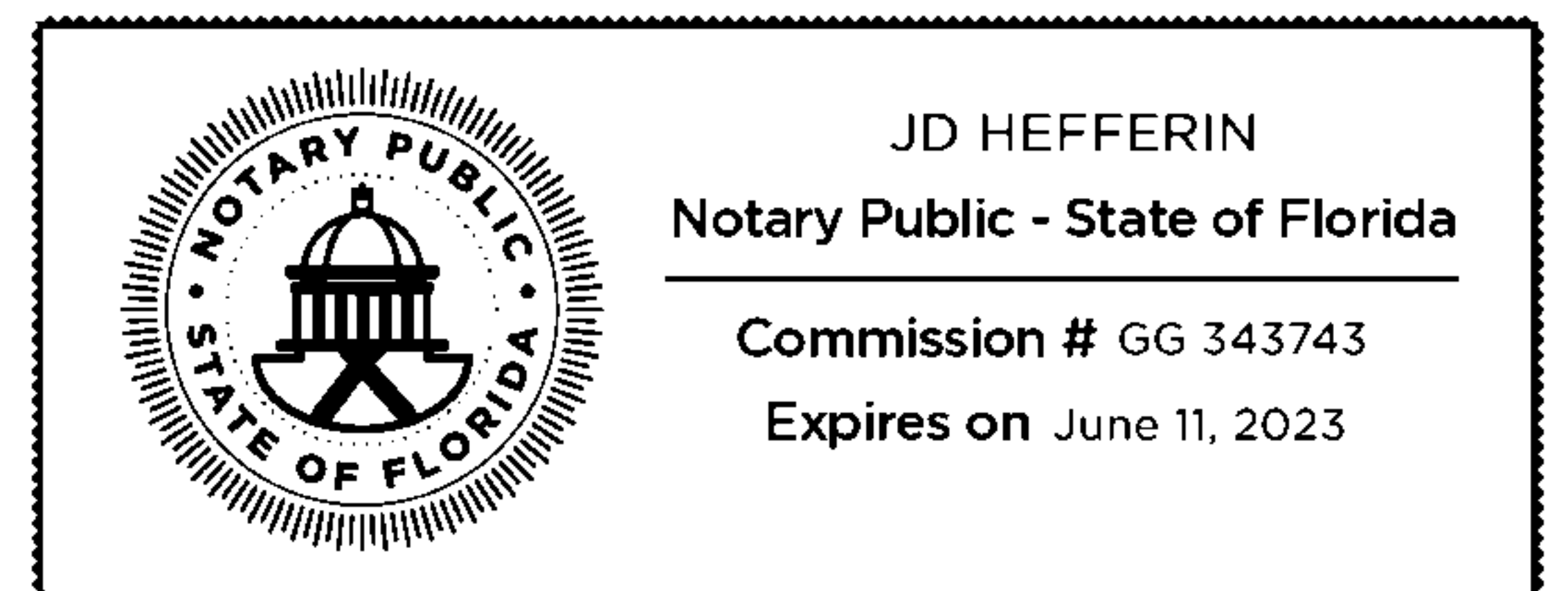
JD Hefferin

Notary Public, State of Florida

JD Hefferin

Printed Name of Notary

My Commission Expires: 06/11/2023



Notarized online using audio-video communication

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of TEXAS

City County of Collin



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/17/2021 12:15:32 PM
\$34.50 JOANN
20210917000454260

Allen S. Boyd

On 09/11/2021 before me, Akbar Ahmed

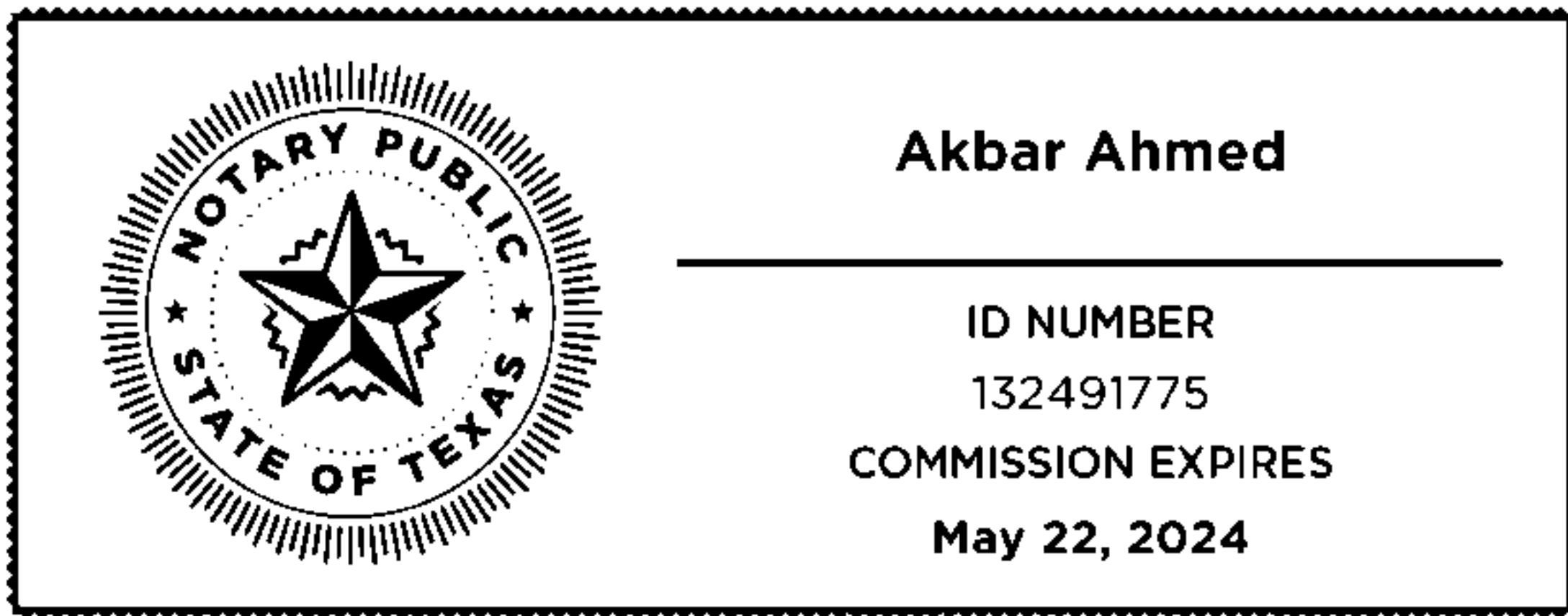
personally appeared Amy Sexton Brothers

personally known to me -- OR --

proved to me on the basis of the oath of -- OR --

proved to me on the basis of satisfactory evidence: driver_license

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: [Signature]

Notary Name: Akbar Ahmed

Notary Commission Number: 132491775

Notary Commission Expires: 05/22/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: General warranty deed

Document Date: 09/11/2021 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Amy Sexton Brothers

- Corporate Officer
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:

Signer Is Representing: self

Capacity(ies) Claimed by Signer(s)

Signer's Name:

- Corporate Officer
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian of Conservator
Other:

Signer Is Representing: