



20211022000514690 1/2 \$610.00
Shelby Cnty Judge of Probate, AL
10/22/2021 11:24:31 AM FILED/CERT

Send tax notice to: James Wesnor, 3393 Chippenham Circle, Birmingham, Al. 35242

This instrument was prepared by: Jones & Associates, 1025 Montgomery Highway, Vestavia,
Al. 35216

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five hundred eighty-five thousand and no/100 (\$585,000.00) Dollars,** 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 whereof is acknowledged I or we

✓ Clayton H. Brogdon and his wife Kandie B. Brogdon, whose mailing address is:
258 Harrison Ln., Locust, NC 28097

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

James Wesnor, whose mailing address is: 3393 Chippenham Circle, Birmingham, Al.
35242

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, the address of which is: **3393 Chippenham Circle, Birmingham, Al. 35242** to-wit:

Lot 1501, according tot he Survey of Brook Highland, 15th Sector, an Eddleman Community, as recorded in Map Book 26, Page 114 in the Probate Office of Shelby County, Alabama; being situated in 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.

Shelby County, AL 10/22/2021
State of Alabama
Deed Tax: \$585.00



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✓ IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 18 day of October, 2021.

X Clayton H Brogdon (Seal)
CLAYTON H. BROGDON

X Kandie B Brogdon (Seal)
KANDIE B. BROGDON

✓ STATE OF NC
COUNTY OF Cabarrus

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clayton H. Brogdon and his wife Kandie B. Brogdon, 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 has/have executed the same voluntarily on the day the same bears date.

✓ Given under my hand and official seal this the 18 day of October, 2021.

✓ [Signature]
NOTARY PUBLIC

✓ My commission expires: June 22 2025

AMY L LINDLER
NOTARY PUBLIC
Cabarrus
NORTH CAROLINA
MY COMMISSION EXPIRES 06 22, 2025