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03/10/2022 03:32:35 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Sarah Wilson and David Benjamin Wilson
9 Montagel Way
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275
Birmingham, AL 35243
BHM-22-1247

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO MILLION ONE HUNDRED THOUSAND AND 00/100 (\$2,100,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Terry Scott Brown and Kelli H. Brown, a married couple**, whose address is 777 Southridge Rd Jasper AL 35504 (hereinafter "Grantor", whether one or more), by **Sarah Wilson and David Benjamin Wilson**, (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 Grantees, **as joint tenants, with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 9 Montagel Way, Birmingham, AL 35242 to-wit:**

Lot 177-B-1, according to the Resurvey of Lot 177-B, 178-B and 179-B of Montagel Subdivision, as recorded in Map Book 28, Page 60, 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.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of MARCH 2022.



Terry Scott Brown

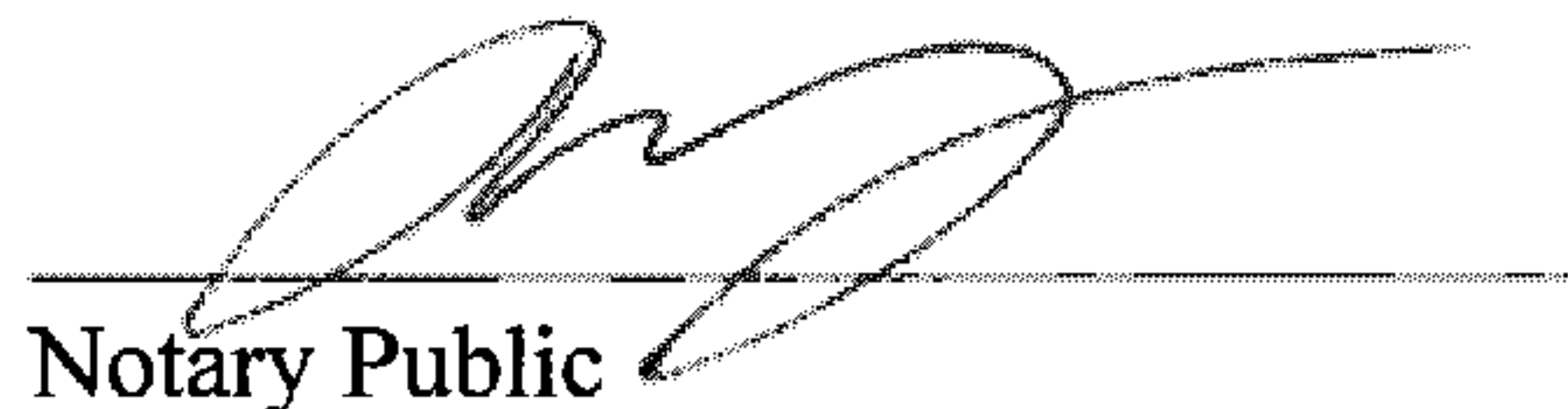


Kelli H. Brown

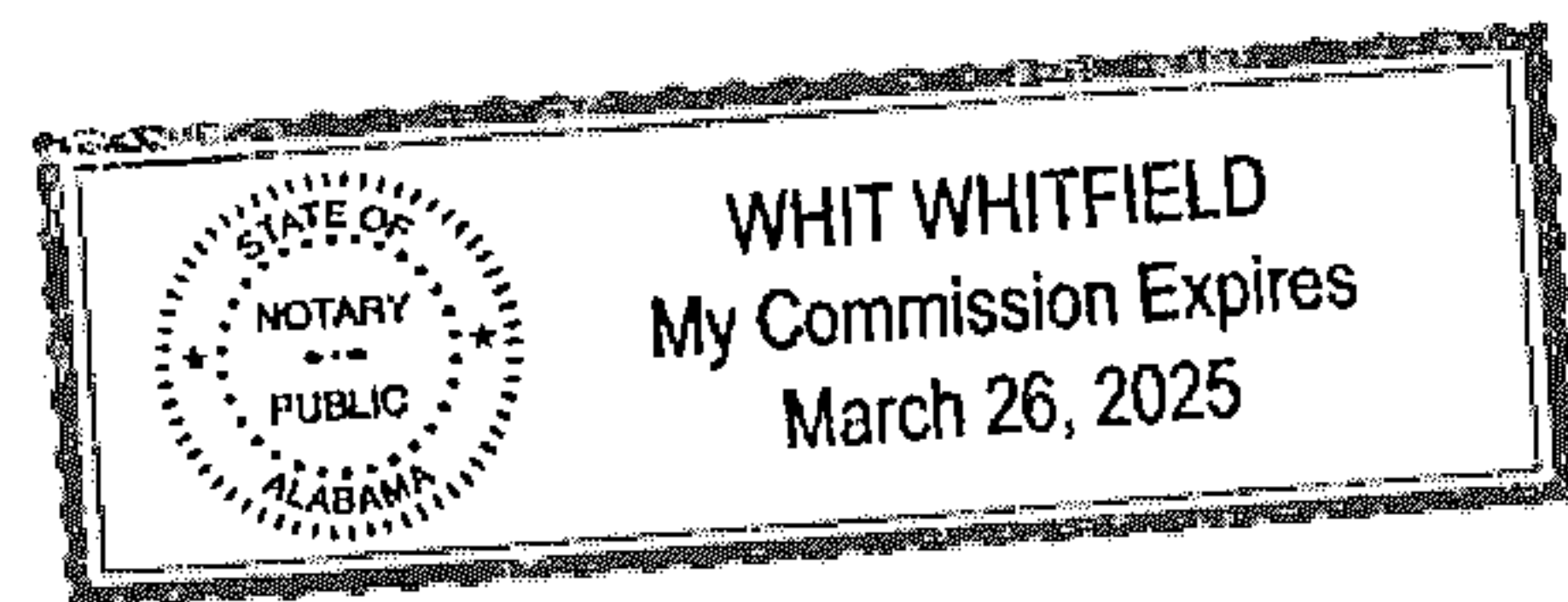
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Terry Scott Brown and Kelli H. Brown 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 10th day of March, 2022.


Notary Public

My Commission Expires: 7.26.25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2022 03:32:35 PM
\$2125.00 JOANN
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