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03/10/2022 03:47:40 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Michael Christopher Lee Vickery and Minako
Sugiyama Vickery
347 Stonegate Dr
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #275

Birmingham, AL 35243
BHM-22-1277

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION EIGHT HUNDRED THOUSAND AND 00/100 (\$1,800,000.00)** 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 **Michael Christopher Lee Vickery and Minako Sugiyama Vickery**, (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 347 Stonegate Drive, Birmingham, AL 35242 to-wit:**

Lot 38, according to the Survey of Stonegate Realty, Phase Two, as recorded in Map Book 31, Page 28 A & B, 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.

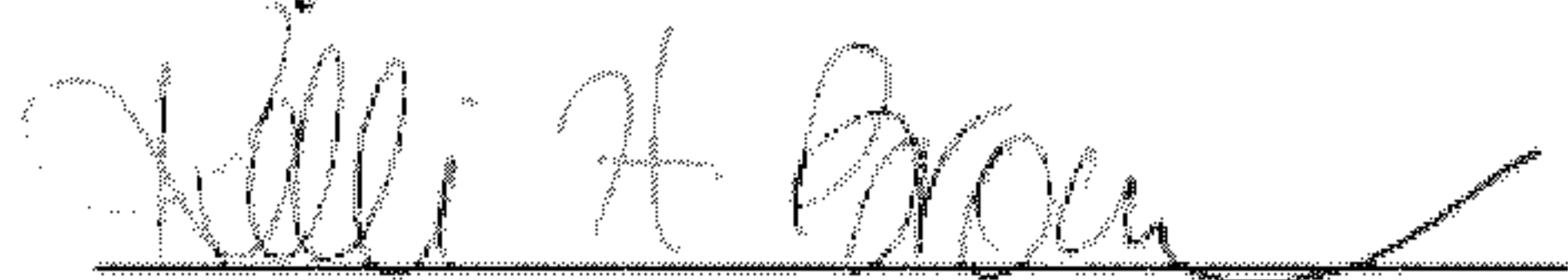
TO HAVE AND TO HOLD, Unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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

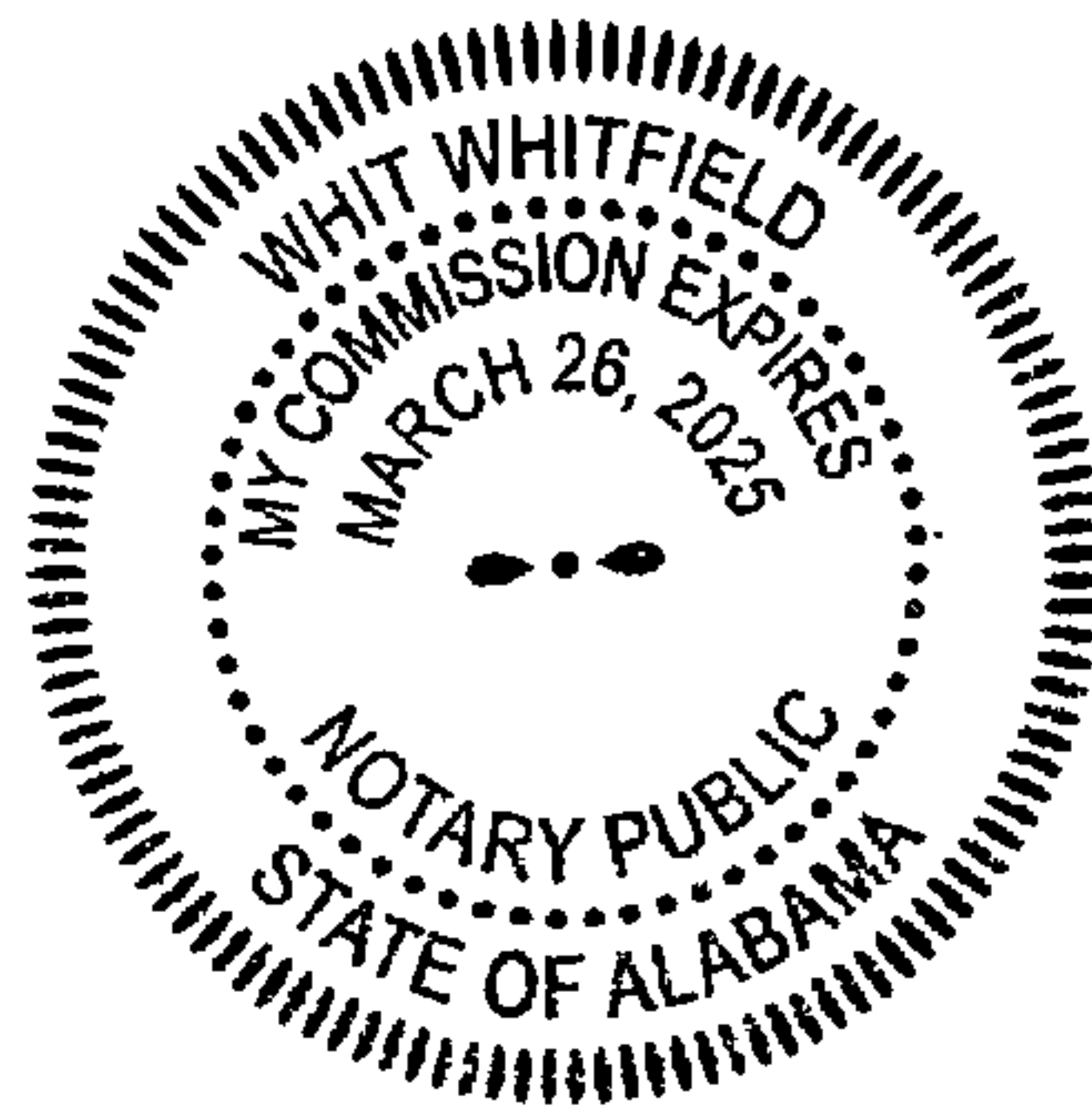
I, the undersigned Notary Public in and for said County and State, hereby certify that Terry Scott Brown and Kelli H. Brown whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he 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: 3.26.25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2022 03:47:40 PM
\$1825.00 JOANN
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