

SEND TAX NOTICE TO:
Daniel Alexander Jackson
1022 Medinah Dr.
Calera, AL 35040

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Helen Bradley and Jonathon Erik Bradley, wife and husband**, whose address is 2036 Park Springs Lane, Chelsea, AL 35043, (hereinafter "Grantor", whether one or more), by **Daniel Alexander Jackson** (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 Grantee the following described real estate situated in Shelby County, Alabama, **the address of which is 1022 Medinah Dr., Calera, AL 35040 to-wit:**


Lot 148, according to the Survey of the Reserve at Timberline, as recorded in Map Rook 34, Page 117, A, B, C and D, in the Probate Office of Shelby County, Alabama.


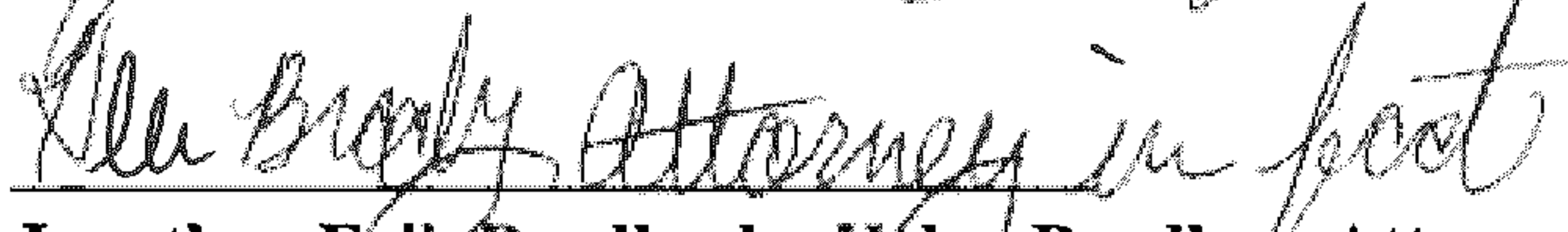
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$237,650.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 14th day of March, 2022.



Helen Bradley

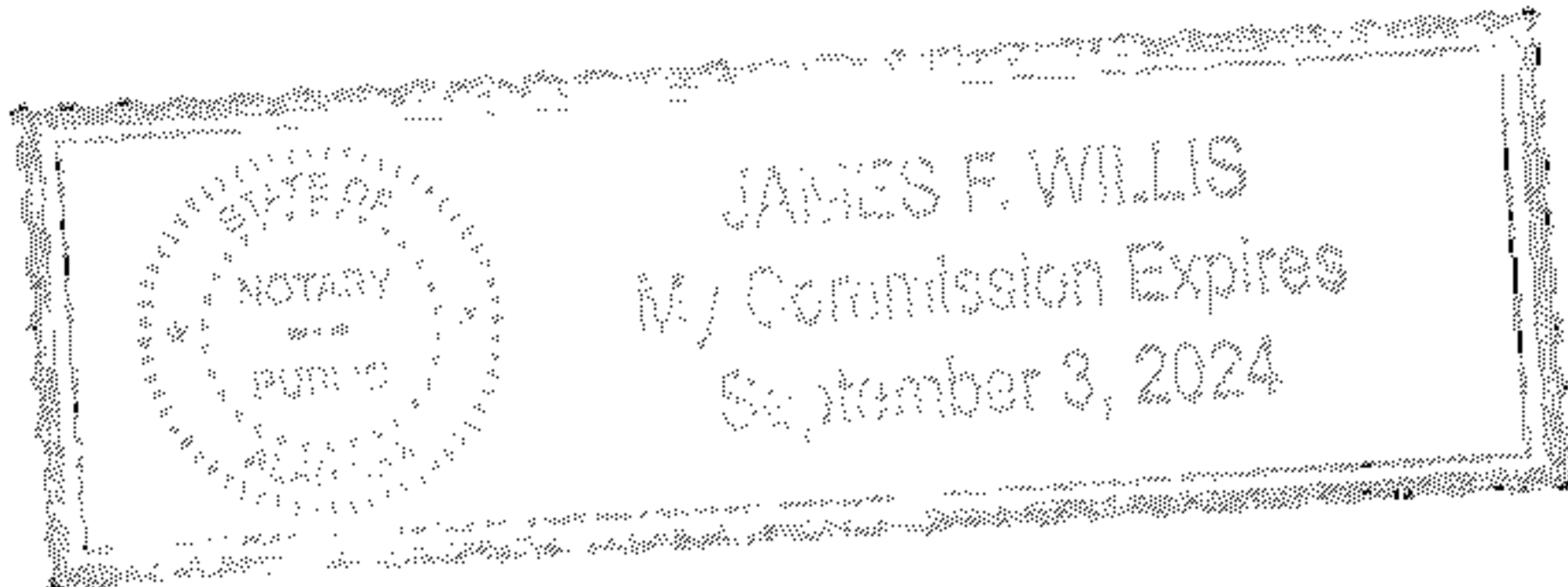


Jonathon Erik Bradley by Helen Bradley, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Helen Bradley whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2022.

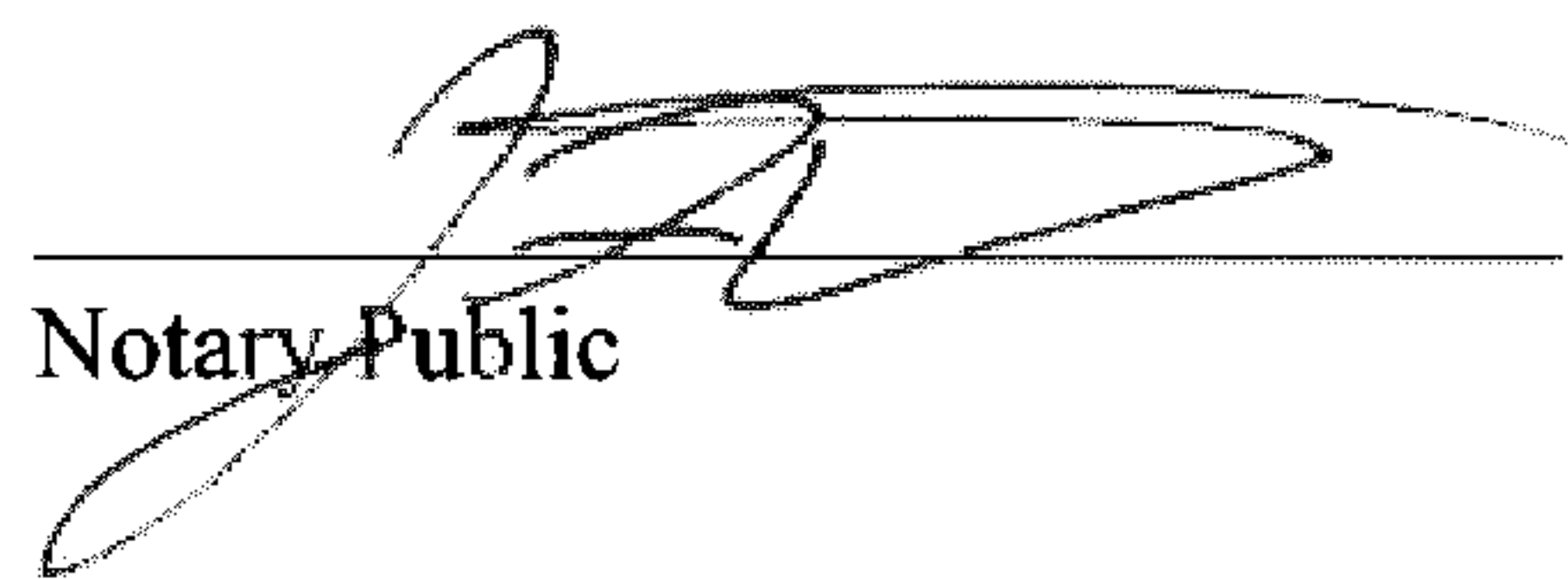

Notary Public

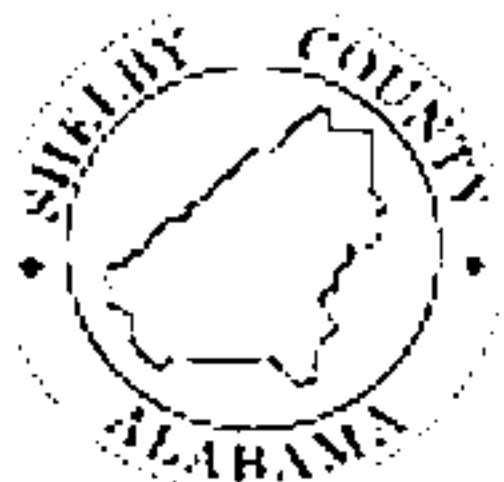
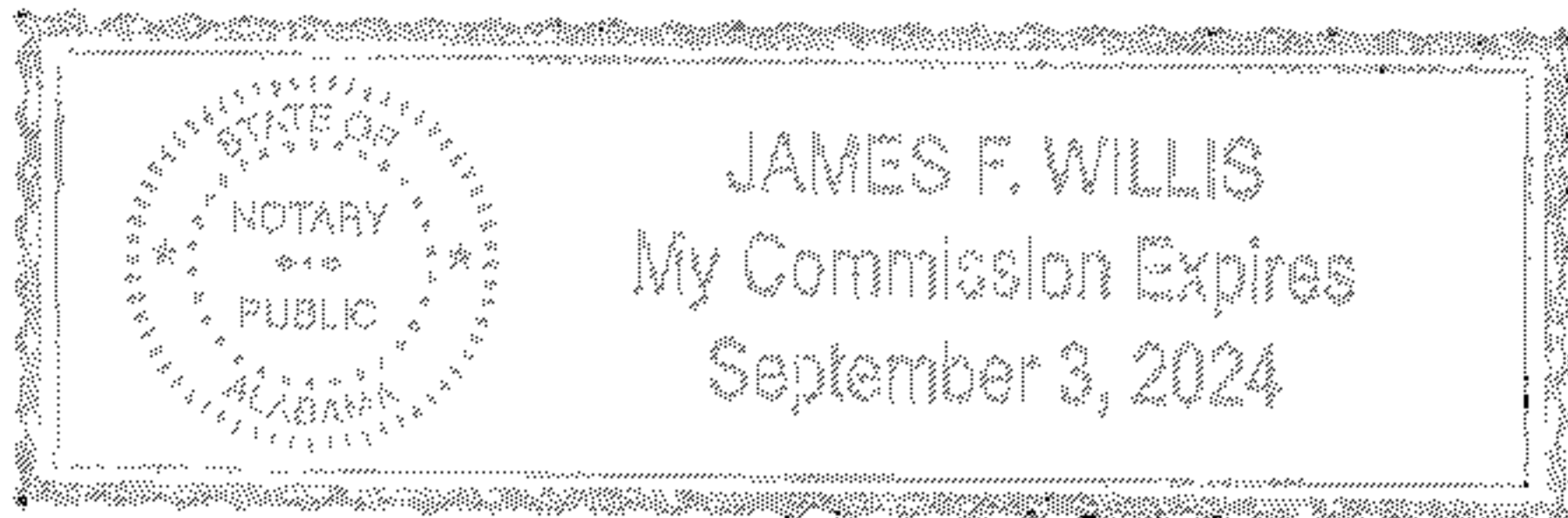


STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Bradley, as Attorney in Fact for Jonathan Erik Bradley, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, 2022.


Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2022 09:11:32 AM
\$32.50 CHERRY
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