

SEND TAX NOTICE TO:

Nikya Danielle Journigan and Frank Kenneth Journigan
140 Little John Circle
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 **ONE HUNDRED TWENTY THREE THOUSAND AND 00/100 (\$123,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Glenda Brown, a married woman, whose address is 606 Village Way, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Nikya Danielle Journigan and Frank Kenneth Journigan**, whose address is 140 Little John Circle, Calera, AL 35040 (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 **Nikya Danielle Journigan and Frank Kenneth Journigan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 140 Little John Circle, Calera, AL 35040 to-wit:

Lot 8, according to the Final Plat of Nottingham Townhomes, as recorded in Map Book 33, Page 111, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject property being conveyed herein does not constitute the homestead for the grantor or her spouse.

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 \$98,400.00 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.

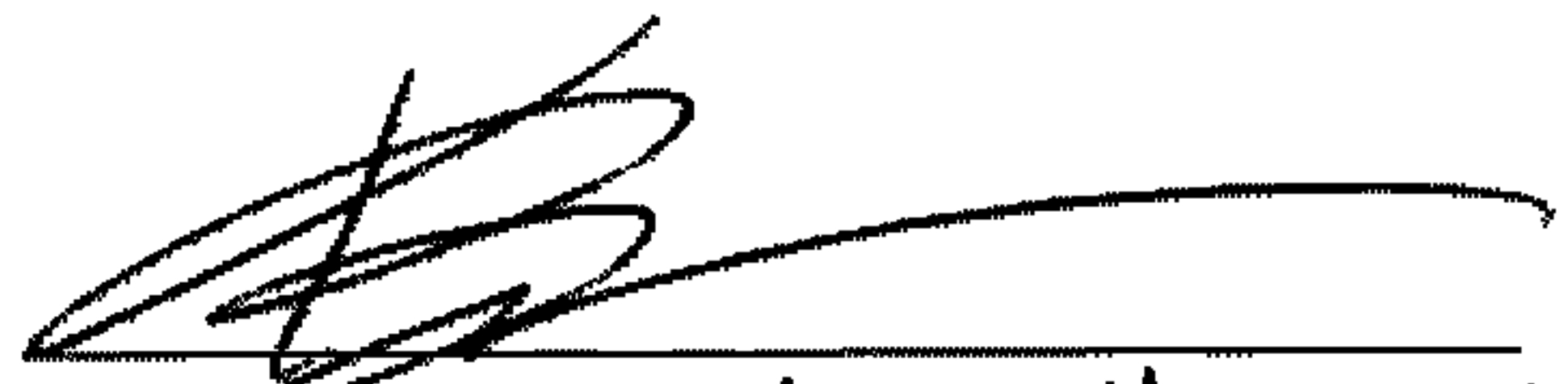
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of June, 2022.

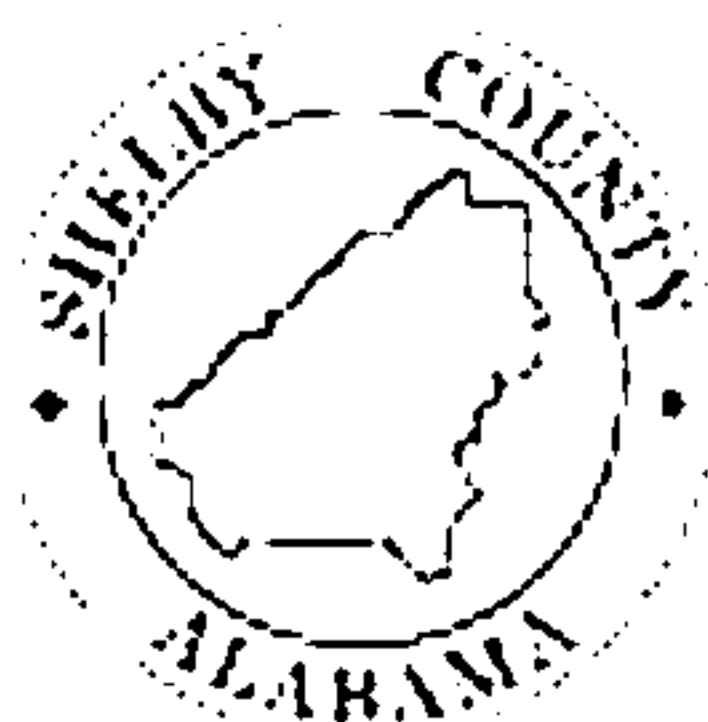
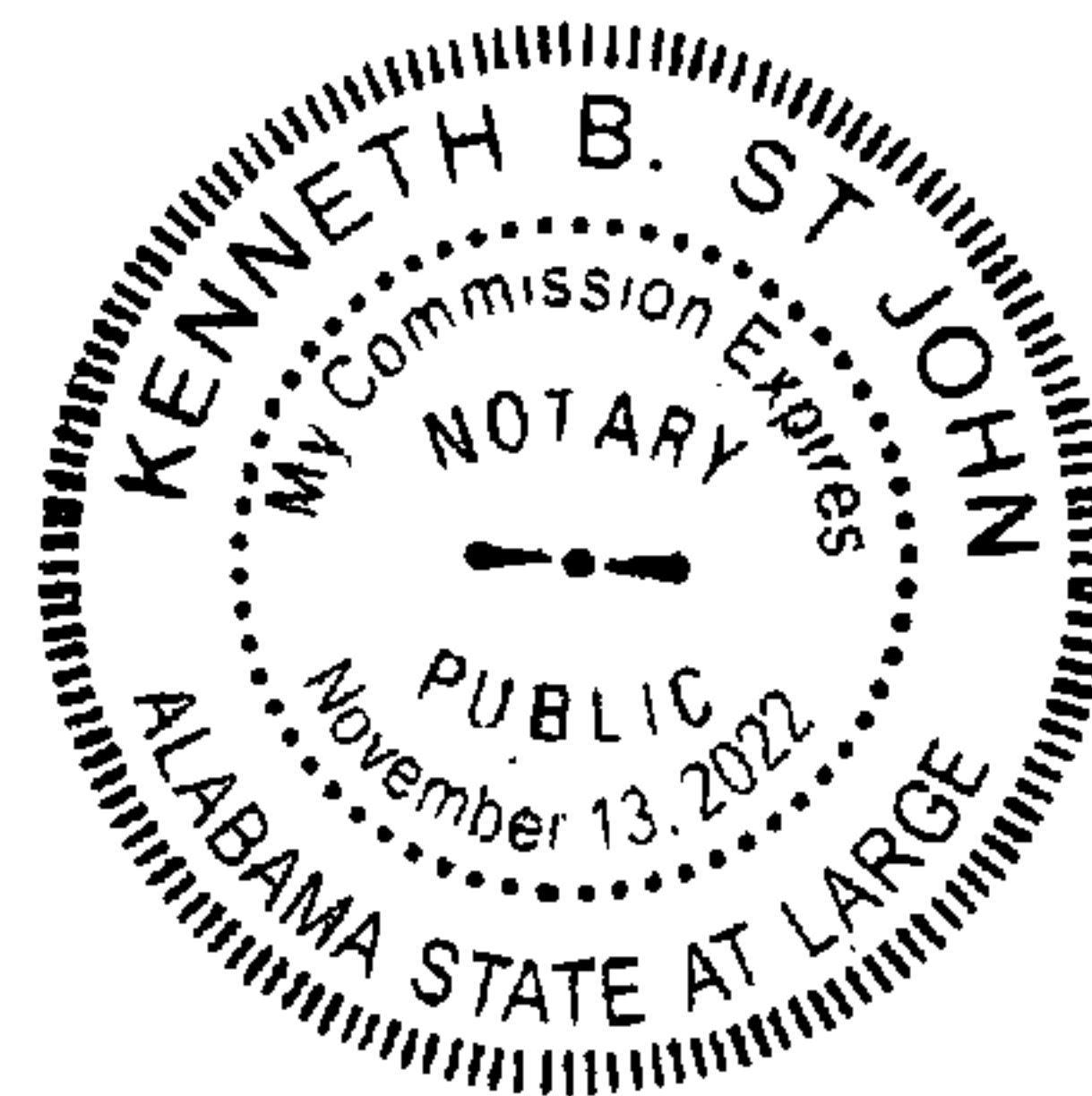

Glenda Brown

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned Notary Public in and for said County and State, hereby certify that Glenda Brown 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 8th day of June, 2022.


Notary Public : **Kenneth B. St. John**
My Commission Expires: **11/13/2022**



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2022 09:30:03 AM
\$50.00 JOANN
20220610000232020**

