

**This Instrument Was Prepared By:**  
William Jeffrey Honea, Sr., Attorney at Law  
16700 US HWY 280, Suite C  
Chelsea, AL 35043  
File No. 2022-05-6543  
Documentary Evidence: Sales Contract

**Send Tax Notice To:**  
Holly Marie Kincaid  
1932 Stone Brook Lane  
Birmingham, AL 35242  
  
(Grantees' Mailing Address and Property Address)

**WARRANTY DEED**

STATE OF ALABAMA            )  
COUNTY OF SHELBY        )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, we, **Yvette K. Facey Grill and spouse, John G. Grill, III**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Holly Marie Kincaid**, (hereinafter referred to as "Grantee"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 17-B, according to the survey of the Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.


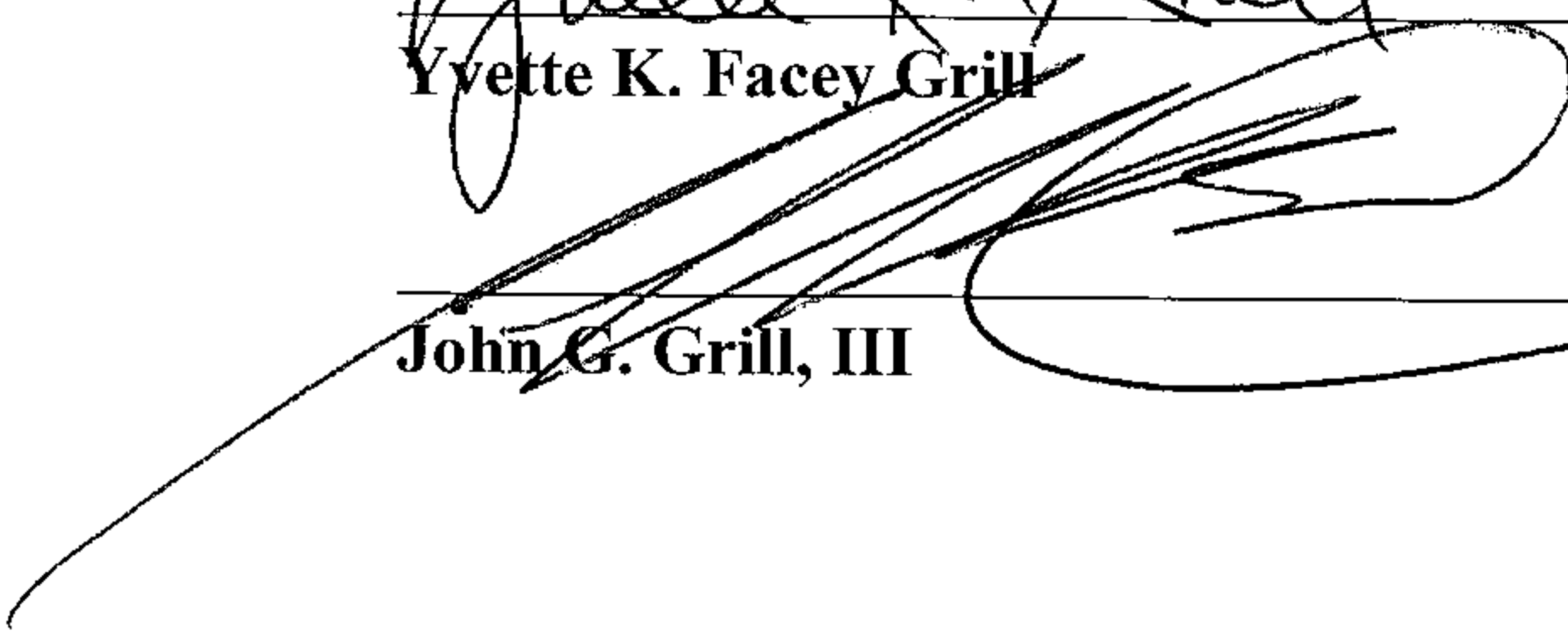
\$285,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto said Grantee.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantee, her heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantee, her heirs and assigns forever, against the lawful claims of all persons.

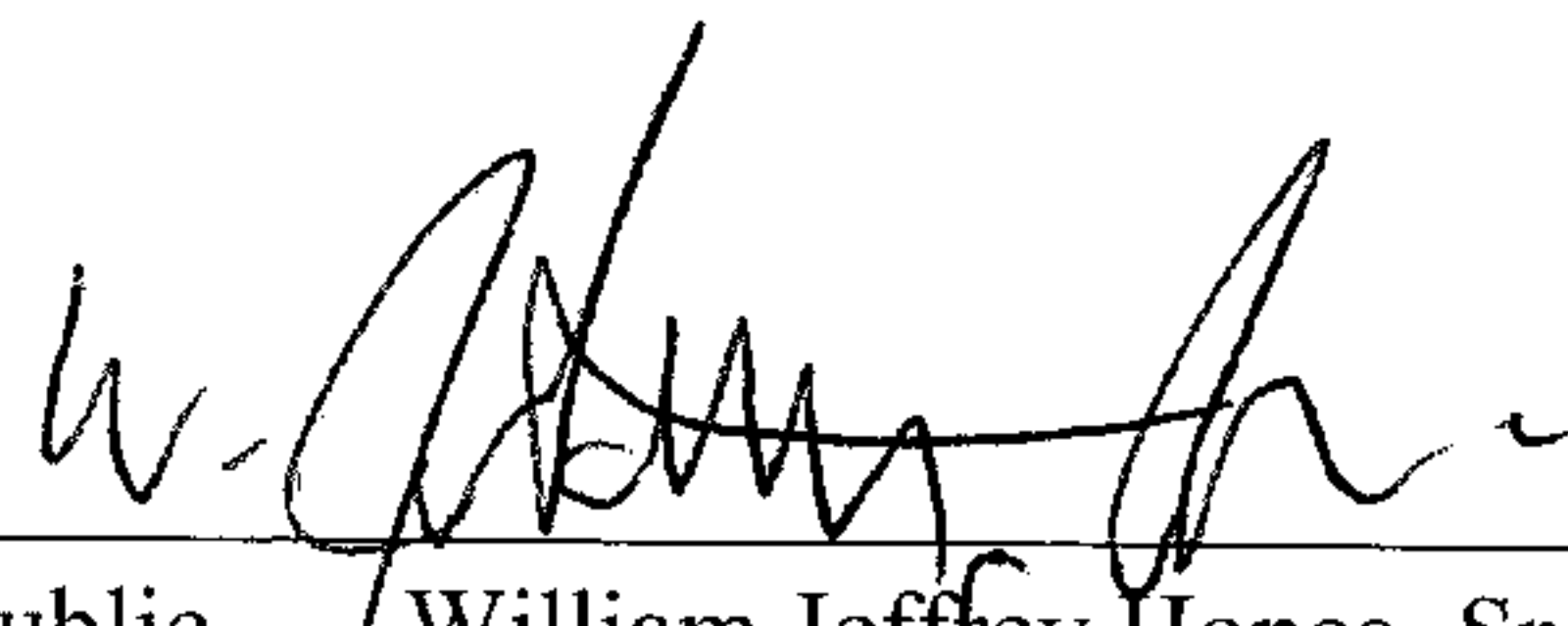
IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 17th day of June, 2022.

  
\_\_\_\_\_(Seal)  
Yvette K. Facey Grill  
  
\_\_\_\_\_(Seal)  
John G. Grill, III

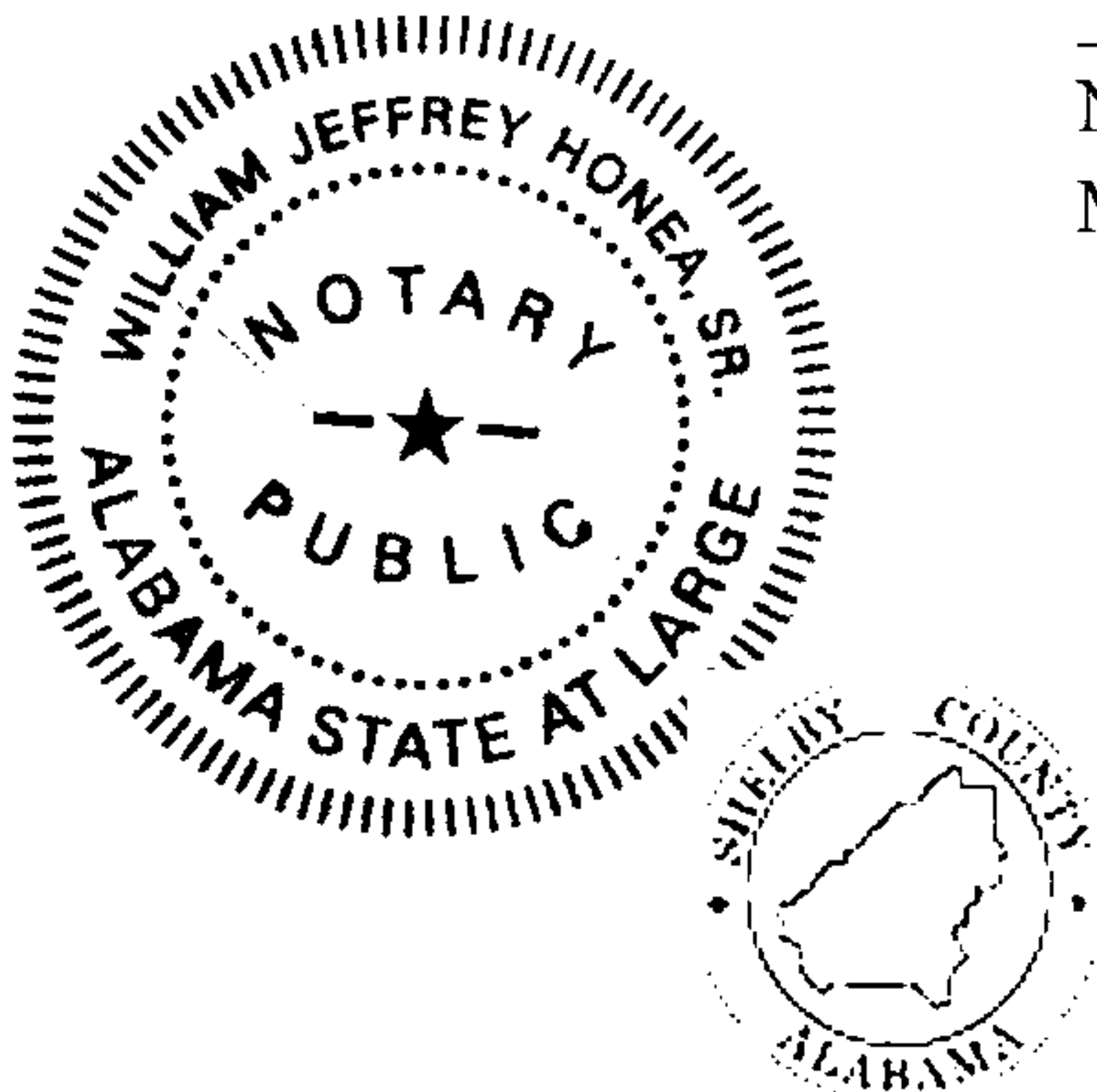
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Yvette K. Facey Grill and spouse, John G. Grill, III**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 17th day of June, 2022.

  
\_\_\_\_\_  
Notary Public William Jeffrey Honea, Sr.  
My Commission Expires: 8/13/2025

**Grantors' Mailing Address:**  
1932 Stone Brook Lane  
Birmingham, AL 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
06/21/2022 09:18:27 AM  
\$37.00 JOANN  
20220621000247170

*Allie S. Bayl*