

20220926000369310
09/26/2022 03:56:38 PM
DEEDS 1/2

SEND TAX NOTICE TO:
Jacob D. Proctor and Ashlee Brown
109 Stevens Hill Circle
Birmingham, AL 35244

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 **THREE HUNDRED EIGHTY THOUSAND AND 00/100 (\$380,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Lisa Hendricks and Adam Manning, Wife and Husband**, whose address is 4837 Creek View Court, Powell, OH 43065, (hereinafter "Grantor", whether one or more), by **Jacob D. Proctor and Ashlee Brown**, whose address is 2500 Q Street Northwest, 601, Washington, DC 20007, (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 **Jacob D. Proctor, and Ashlee Brown, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **109 Stevens Hill Cir, Birmingham, AL 35244 to-wit:**

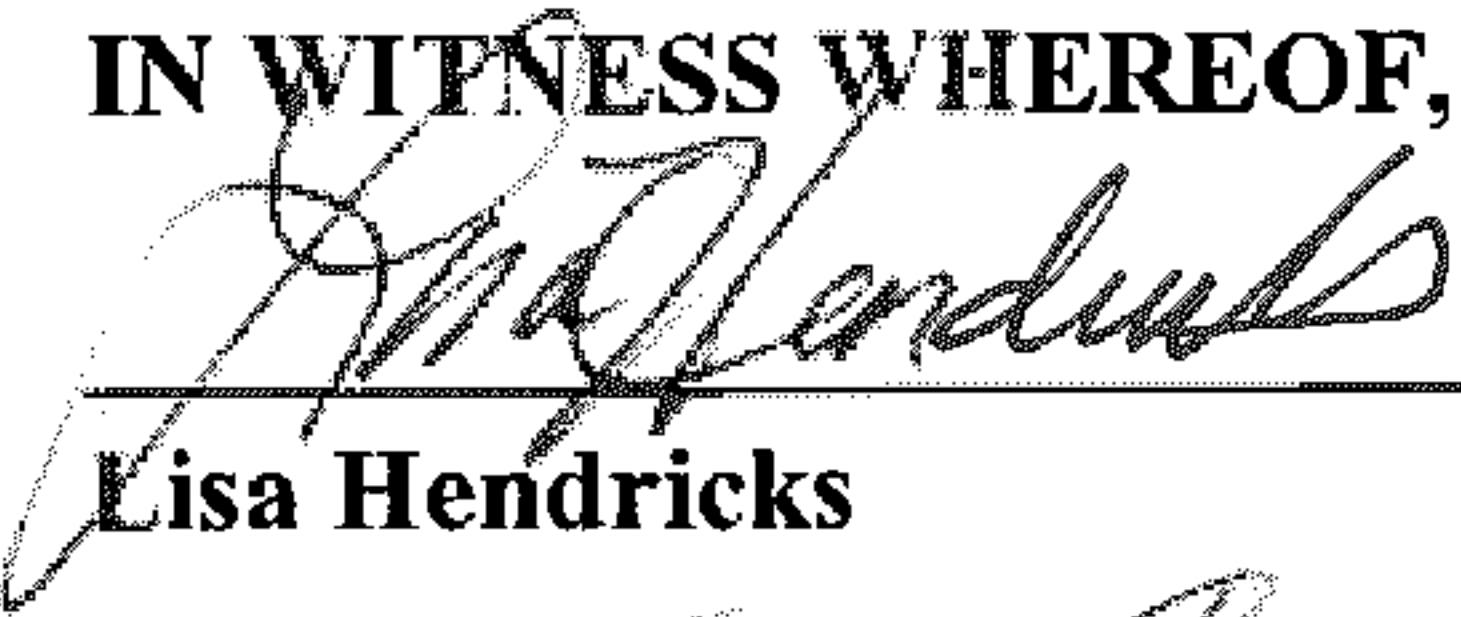
Lot 39, according to the Survey of Amended Map of Brookhaven Sector 3, as recorded in Map Book 11, Page 118, in the Probate Office of Shelby County, Alabama.

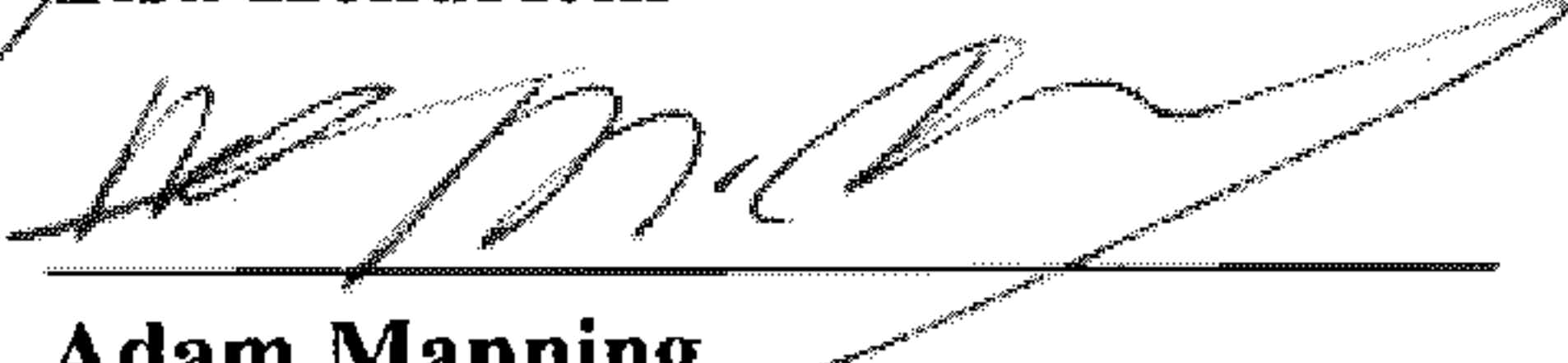
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$335,000.00 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 21st day of September, 2022.

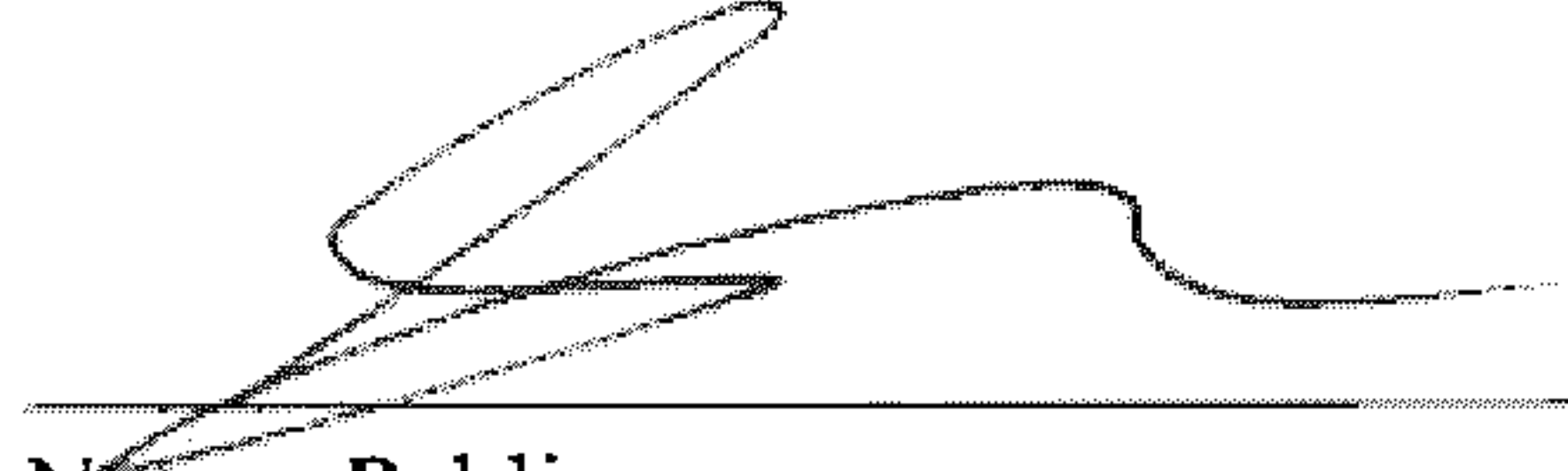

Lisa Hendricks


Adam Manning

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Lisa Hendricks and Adam Manning 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 21st day of September, 2022.


Notary Public

My Commission Expires: 03-25-26

PATRICK SKYLER MURPHY
Notary Public
Alabama State at Large



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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\$70.00 JOANN
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