

20221027000403860  
10/27/2022 10:49:47 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Gerber A. Morales Sarceno  
208 Gardenside Drive  
Alabaster, AL 35007

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 FIFTEEN THOUSAND AND 00/100 (\$215,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jazzmine Danielle Brawley fka Jazzmine D. Toney and Nihiko Charteze Brawley, wife and husband**, whose address is 313 Cornwall Circle, Maylene, AL 35114 (hereinafter "Grantor", whether one or more), by **Gerber A. Morales Sarceno**, whose address is 208 Gardenside Drive Alabaster AL. 35007 (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 208 Gardenside Drive, Alabaster, AL 35007 to-wit:**

**Lot 27, according to the Survey of Grande View Garden & Townhomes, First Addition, as recorded in Map Book 26, Page 16, in the Office of the Judge of Probate of Shelby County, Alabama.**

Jazzmine Danielle Brawley is one and the same person as Jazzmine D. Toney; grantee in that certain deed recorded in Instrument # 20091202000443250 with the Judge of Probate 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 \$107,500.00 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 October, 2022.

*Jazzmine Danielle Brawley fka  
Jazzmine D. Toney*

**Jazzmine Danielle Brawley fka Jazzmine D. Toney**

*Nhikko Charteze Brawley*

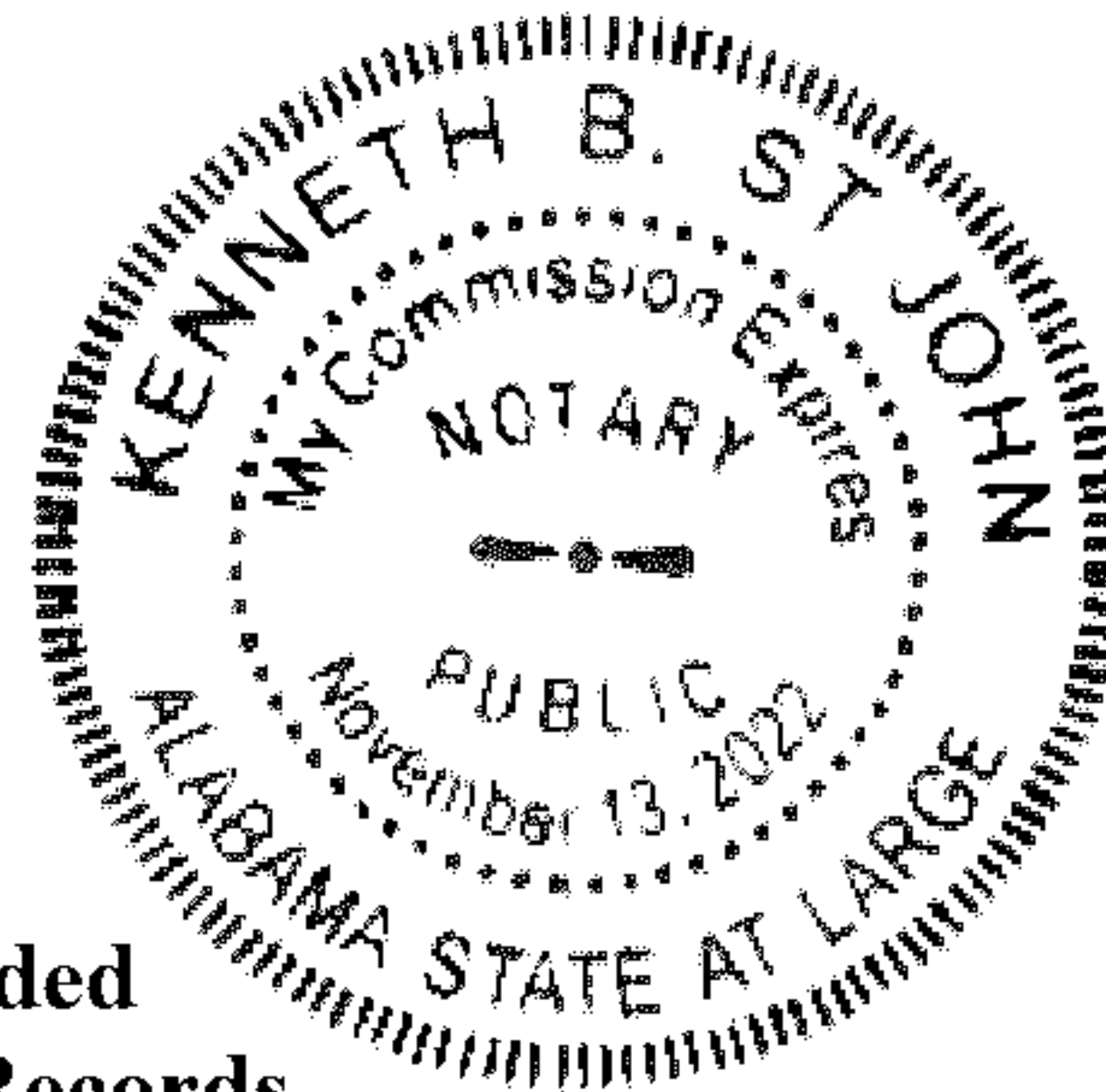
**Nhikko Charteze Brawley**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Jazzmine Danielle Brawley fka Jazzmine D. Toney and Nhikko Charteze Brawley whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of October, 2022.

*[Signature]*  
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  
10/27/2022 10:49:47 AM  
\$133.50 BRITTANI  
20221027000403860**

*Allie S. Bayl*