

Send tax notice to:
BROWN LIVING TRUST
172 THORNBERRY DRIVE
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2022557

Shelby COUNTY

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Seventy-Eight Thousand and 00/100 Dollars (\$378,000.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **Kelley English, as Personal Representative of the Estate of Faith Darden Harris, Deceased, Probate Case No. PR-2022-000972** whose mailing address is: 923 Copeland Drive Indian Springs, AL 35124 (hereinafter referred to as Grantors) in hand paid by **Laurie Brown as Trustee of the Brown Living Trust dated July 11, 2014** whose property address is: **172 THORNBERRY DRIVE, BIRMINGHAM, AL, 35242** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, according to the Survey of Thorn Berry Subdivision, as recorded in Map Book 25, Page 129, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Right of way granted to Shelby County recorded in Book 117, Page 27, and Book 177, Page 33.
5. Pole Line permit granted to Alabama Power Company Recorded in Book 29, Page 548 and Book 179, Page 371.
6. Restrictions appearing of record in Book 115, Page 497 and Inst. No. 1999-29903.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Estate of Faith Darden Harris by Kelley English its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 10 day of November, 2022.

Estate of Faith Darden Harris

Kelley English
Kelley English, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kelley English, whose names as Personal Representative of the Estate of Faith Darden Harris, 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 the said instrument, she, in her capacity as said Personal Representative of the Estate of Faith Darden Harris, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 10 day of November, 2022.

[Signature]
Notary Public
Print Name: *Charles D. Stewart, Jr.*
Commission Expires: *4/30/24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/14/2022 11:34:35 AM
\$403.00 JOANN
20221114000421670

Allie S. Boyd