

20230407000097320  
04/07/2023 08:10:58 AM  
DEEDS 1/3

Send Tax Notice to:  
Grant A. Brackeen and Stephanie M.  
Brackeen

1039 Hampton Pl.  
Birmingham, AL 35242

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-23-6804

STATE OF ALABAMA  
COUNTY OF SHELBY

### GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **SIX HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$675,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Jonathan Wallace Osborne, Jr. and Elisabeth Osborne, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

312 Market Street, Muscle Shoals, AL 35661

by **Grant A. Brackeen and Stephanie M. Brackeen (herein referred to as "Grantee," whether one or more),** whose mailing address is

1039 Hampton Pl, Birmingham, AL 35242  
the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1039 Hampton Place, Birmingham, AL 35242,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$445,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 29th day of March, 2023.



Jonathan Wallace Osborne, Jr.



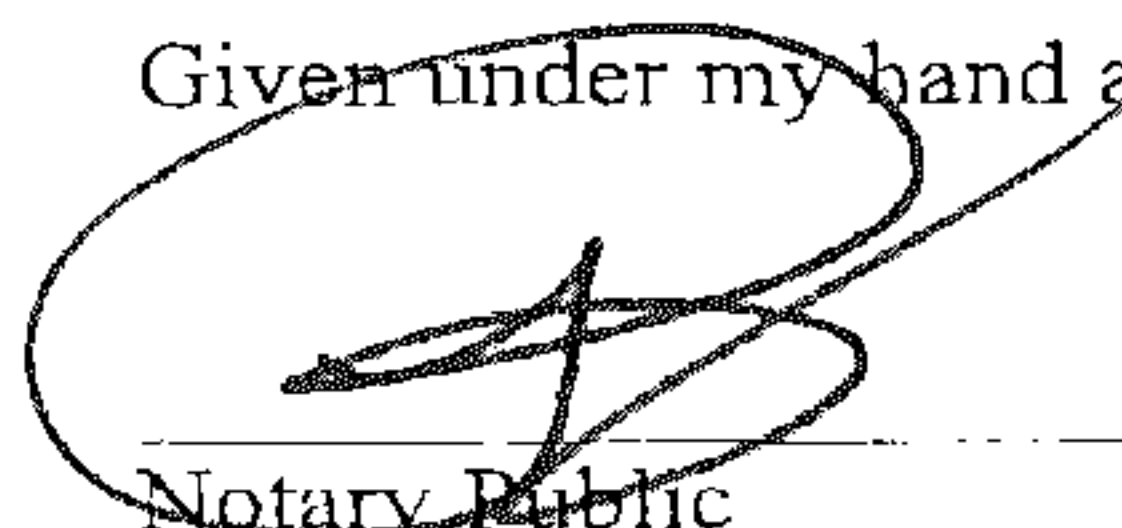
Elisabeth Osborne

STATE OF ALABAMA

COUNTY OF ~~JEFFERSON~~ Madison <sup>Two</sup>/<sub>60</sub>

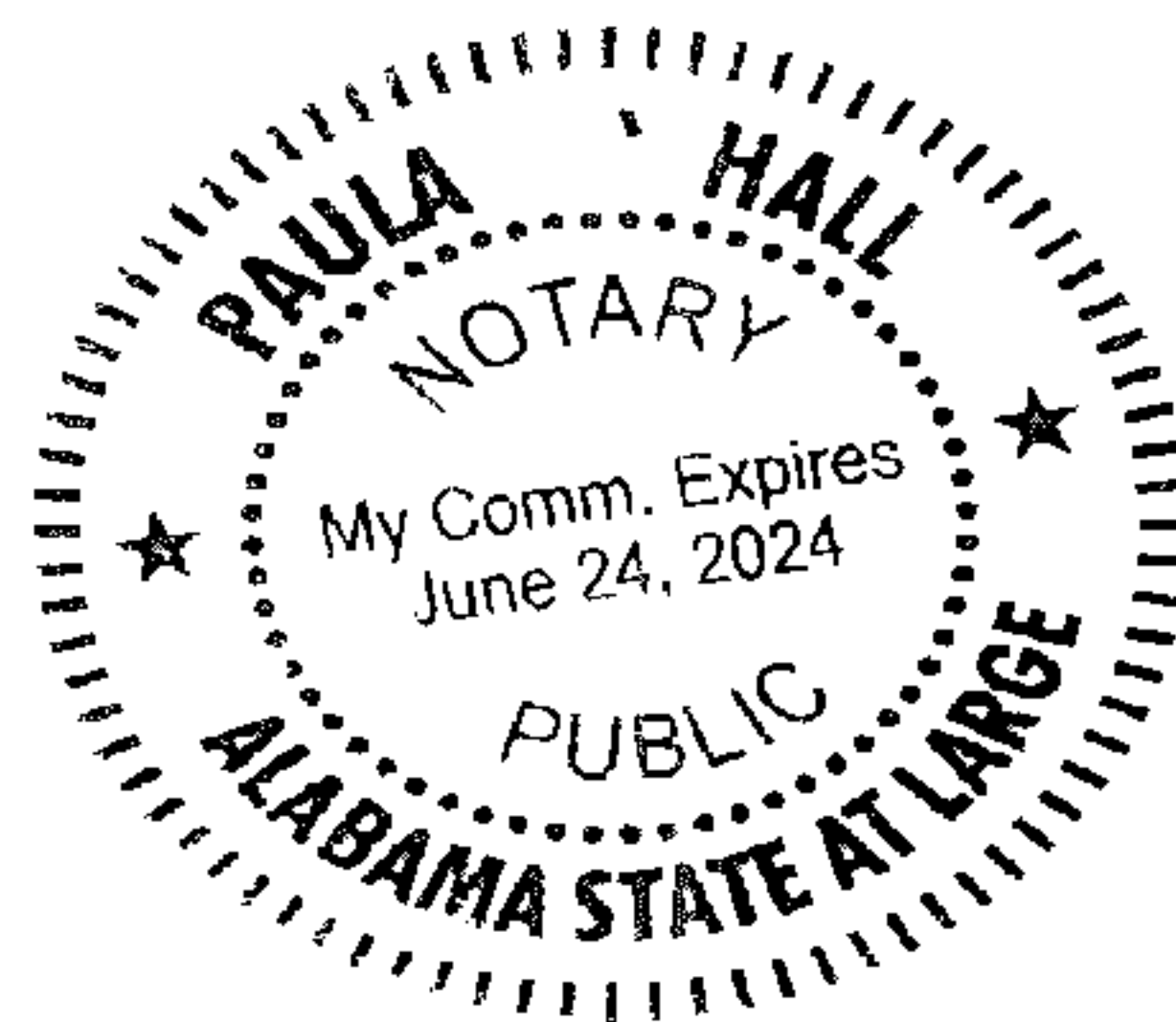
I, the undersigned Notary Public in and for said County and State, hereby certify that Jonathan Wallace Osborne, Jr. and Elisabeth Osborne whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March, 2023.



Notary Public

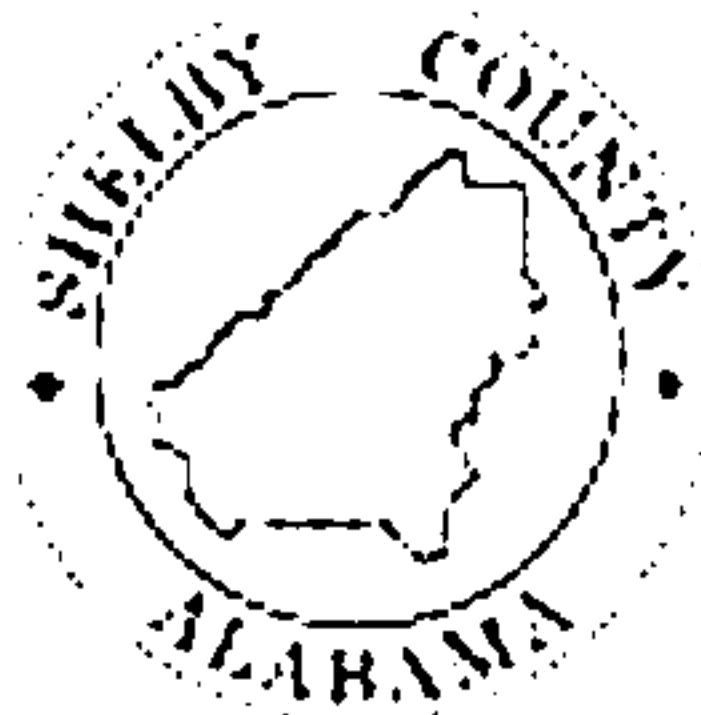
My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 1037, according to the Map and Survey of Brook Highland, an Eddleman Community, 10th Sector 2nd Phase, as recorded in Map Book 18, Page 36 A&B in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/07/2023 08:10:58 AM**  
**\$258.00 JOANN**  
**20230407000097320**

*Allen S. Bayl*