

Send Tax Notice to:
Brendan McBratney and Kelly

McBratney
1514 Tumbling River
Frisco, TX 75036

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

File: **BHM-23-8434**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED THOUSAND AND 00/100 (\$400,000.00) 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

Kris H. Possien, Successor Trustee of Houston Revocable Trust, dated April 25, 2000 (herein referred to as "Grantor," whether one or more), whose mailing address is

588 Matador Drive, Chelsea, AL 35043

by **Brendan McBratney and Kelly McBratney (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1514 Tumbling River Drive, Frisco, TX 75036

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **348 Amherst Drive, 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.

\$300,000.00 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 does for himself/herself, his/her heirs and assigns, covenant with Grantee, 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, 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 7 day of July, 2023.

Houston Revocable Trust, dated April 25, 2000

By: *Kris H. Possien*
Kris H. Possien, Successor Trustee

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kris H. Possien**, whose name(s) as **Successor Trustee(s)** of **Houston Revocable Trust, dated April 25, 2000**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Successor Trustee(s)** of **Houston Revocable Trust, dated April 25, 2000**, on the day the same bears date.

Given under my hand and official seal this 7 day of July, 2023.

[Signature]

Notary Public

Printed Name
My Commission Expires:

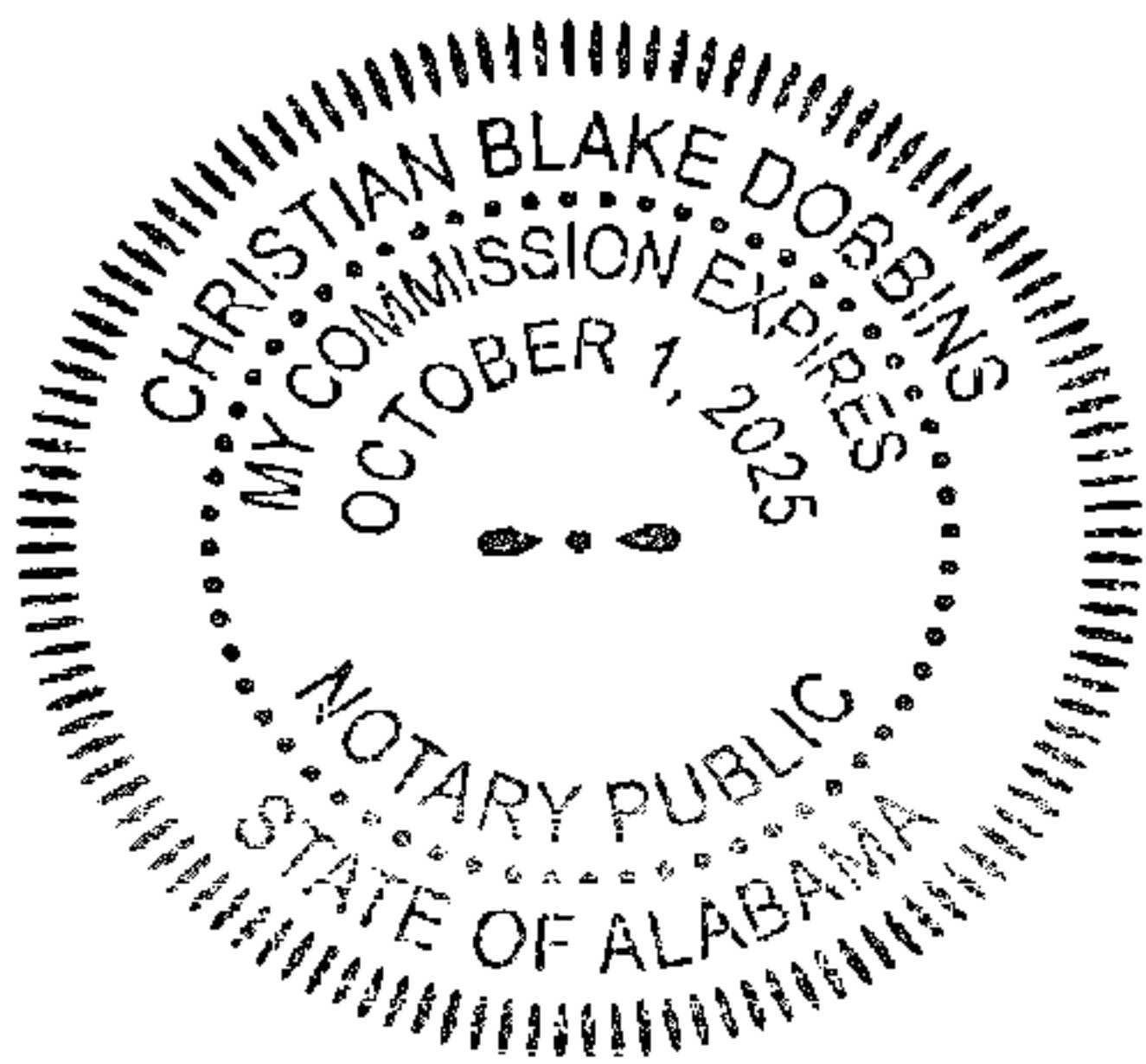


EXHIBIT A

Property 1:

Lot 69, according to the Amended Map of a Resurvey of Lots 68 and 69, Greystone Village, Phase I as recorded in Map Book 19, Page 12, 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
07/12/2023 09:30:16 AM
\$128.00 JOANN
20230712000207270

Allen S. Bayl

General Warranty Deed – LE - JTROS (AL)