

SEND TAX NOTICE TO:

Samantha N. Luby
927 Daventry Trail
Calera, AL 35040

This instrument prepared by:
James F. Willis
JFW LAW, LLC.
1116 20th ST S. Box 503
Birmingham, Alabama 35205

WARRANTY DEED

**State of Alabama
County of Shelby**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY SEVEN THOUSAND AND 00/100 Dollars (\$237,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Megan Y. Brooks and Jerry T. Brooks, a married couple**, whose address is 12216 Nantahala Run Parrish, FL 34219, (hereinafter "Grantor", whether one or more), by **Samantha N. Luby, a married woman**, (hereinafter "Grantee", whether one or more), whose address is 927 Daventry Trail Calera, AL 35040, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Samantha N. Luby, a married woman**, the following described real estate situated in Shelby County, Alabama, **the address of which is 927 Daventry Trail, Calera, AL 35040** to-wit: :

Lot 29, according to the Survey of Daventry Sector II, Phase II, as recorded in Map Book 29, Page 32, in the Probate Office of Shelby County, Alabama.

Source of Title: Inst. No. 20160223000055780

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 \$217,032.00 executed and recorded simultaneously herewith.

Megan Y. Brooks is one and the same as Megan Y. Sullivan, Grantee in that deed dated 02/18/2016 and recorded 02/23/2016 as Inst. No. 20160223000055780 in the Probate Office of Shelby County, Alabama

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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/07/2023 08:25:33 AM
 \$45.00 PAYGE
 20230907000270430

Allen S. Boyd

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of September, 2023.

Megan Y. Brooks

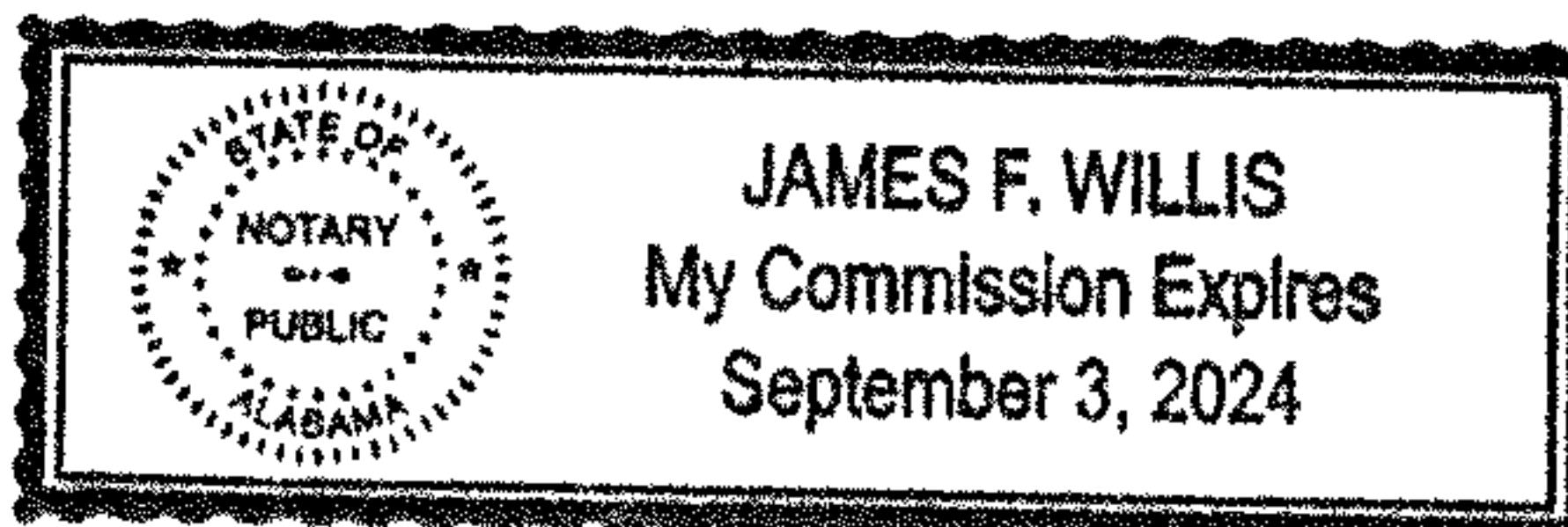
Megan Y. Brooks

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **Megan Y. Brooks**, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 5th day of September, 2023.


 Notary Public



My commission expires:

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of September, 2023.

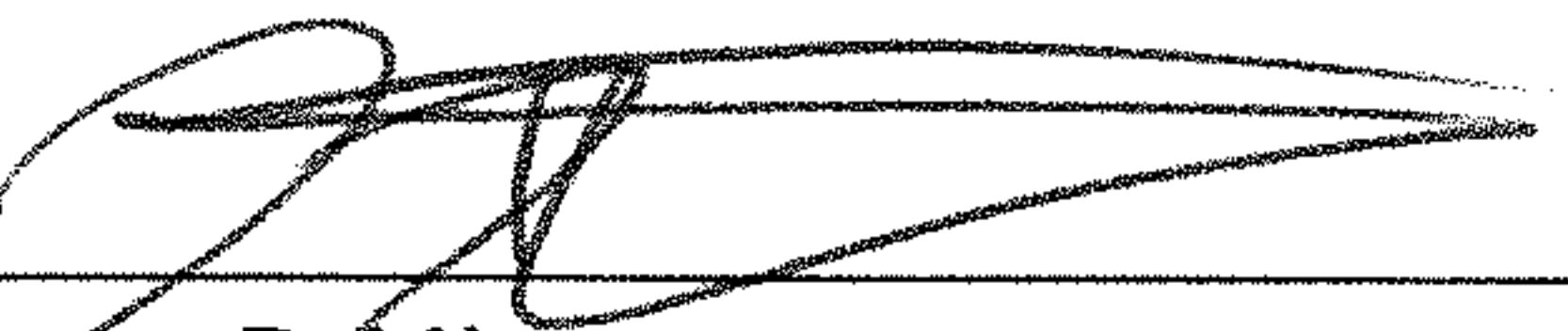
Jerry T. Brooks by Megan Y. Brooks, Attorney In Fact

Jerry T. Brooks by Megan Y. Brooks, Attorney-In-Fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State of Alabama, hereby certify that **Megan Y. Brooks**, whose name as attorney-in-fact for **Jerry T. Brooks**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me this date, being informed of the contents of the conveyance, she in her capacity as such attorney-in-fact, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on this 5th day of September, 2023.


 Notary Public

My commission expires:

