



20231108000328360 1/3 \$174.00
Shelby Cnty Judge of Probate, AL
11/08/2023 10:31:11 AM FILED/CERT

Return to: North Alabama Title and Escrow,
1023 Old Monrovia Rd. NW, Huntsville, AL 35806

Reference Number: 23-1243

Mail Tax Statements to: Christopher M. Brown, 606 Village Way, Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

GLENDA BROWN, a married person, whose mailing address is 606 Village Way, Pelham, AL 35124, hereinafter referred to as "Grantor"

and

CHRISTOPHER M. BROWN, a married person, whose mailing address is 606 Village Way, Pelham, AL 35124, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of One Hundred Forty-Six Thousand and 00/100 Dollars (\$146,000.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

Lot 8, according to the Amended Map of Wildewood Village Third Addition, as recorded in Map Book 8, Page 182, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed to Glenda Brown by Mortgage Foreclosure Deed from Elizabeth Rood and Joseph W. Rood dated 07/26/2023 and filed on 10/06/2023 in Instrument Number 2023-1006000298760.

Property Address: 3361 North Wildewood Dr, Pelham, AL 35124

Shelby County, AL 11/08/2023
State of Alabama
Deed Tax: \$146.00



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TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed ☒ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or ☐ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

SIGNATURE PAGE TO FOLLOW



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IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this _____
day of 23RD OCTOBER, 2023.

Glenda Brown
GLENDA BROWN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that GLENDA BROWN, whose name 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 instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 23RD day of
OCTOBER, 2023.

Ralph E. Parker
Notary Public
RALPH E. PARKER
Print Name
My Commission expires: 04/14/2024

This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

Gulf Coast ADR, LLC, 139 Cox Creek Parkway #310, Florence, AL 35630

Grantor's address:

Glenda Brown, 606 Village Way, Pelham, AL 35124

Grantee's address:

Christopher M. Brown, 606 Village Way, Pelham, AL 35124

RALPH E. PARKER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 04/14/24