

20240118000013390
01/18/2024 09:36:20 AM
DEEDS 1/2

SEND TAX NOTICE TO:
Albert Brady and Sherry Brady
107 Tom Cabins Road
Bessemer, AL 35023

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

For recording & transfer tax purposes, property
lies ninety (90) percent in Jefferson County, AL
and ten (10) percent in Shelby County, AL.

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **THREE HUNDRED TWENTY THOUSAND AND 00/100 (\$320,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Charlotte Ann McFarland, a married woman, and Pamela Rae Shell, a married woman**, whose address is 13453 S Shawnee Rd SE, Huntville, Alabama 35803 (hereinafter "Grantor", whether one or more), by **Albert Brady and Sherry Brady**, whose address is 107 Tom Cabins Road, Bessemer, AL 35023 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Albert Brady and Sherry Brady, as joint tenants with right of survivorship**, the following described real estate situated in Jefferson County, Alabama, **the address of which is 5830; 5806 and 5818 South Shades Crest Road, Bessemer, AL 35022 to-wit:**

Lots 1, 2 and 3 according the the Map of Handy's Bluff, as recorded in Map Book 51, Page 61, in the Office of the Judge of Probate of Jefferson County, Alabama, Bessemer Division; and in Map Book 54, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama.

The subject property being conveyed herein does not constitute the homestead for the Grantors, nor that of their respective spouses.

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 \$255,000.00 executed and recorded simultaneously herewith.

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.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of December, 2023.

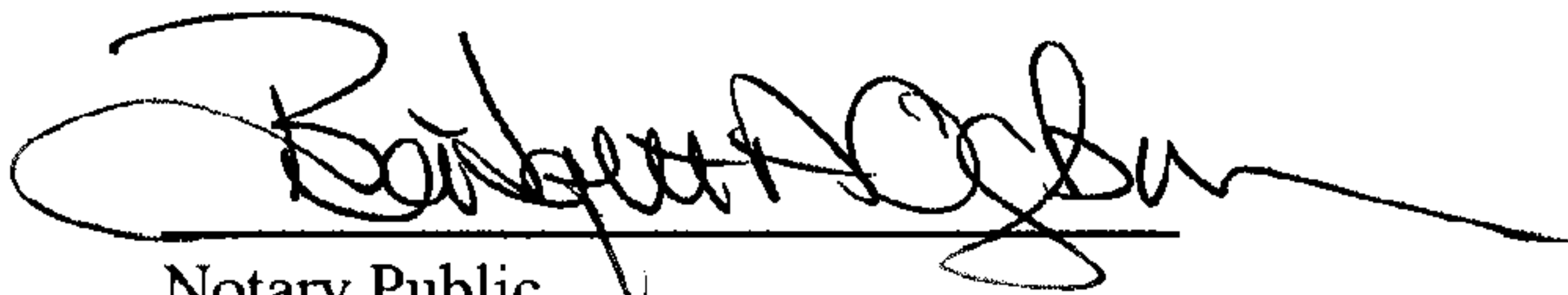

Charlotte Ann McFarland


Pamela Rae Shell

STATE OF ALABAMA
COUNTY OF SHELBY

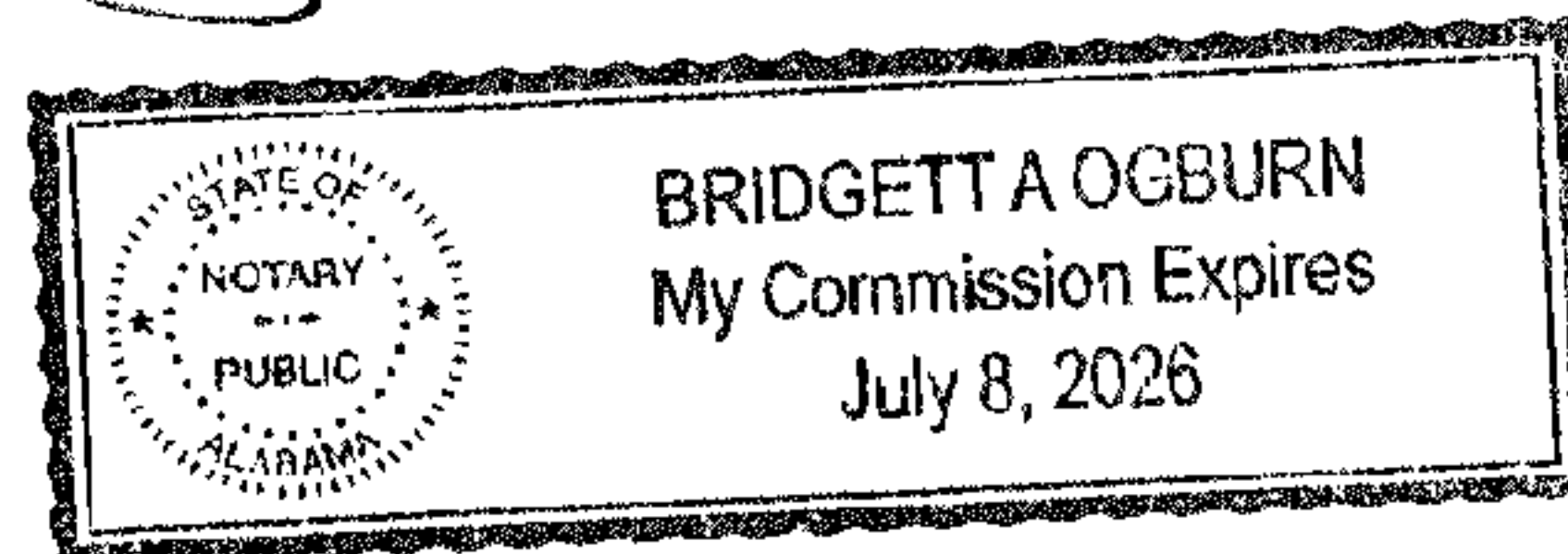
I, the undersigned Notary Public in and for said County and State, hereby certify that Charlotte Ann McFarland and Pamela Rae Shell whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

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



Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/18/2024 09:36:20 AM
\$26.00 PAYGE
20240118000013390

