

Send Tax Notice to:  
Bradley Littleton  
4747 Hwy 71  
Shelby, AL 35143

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This Instrument Prepared By:  
**Sandy F. Johnson**  
**3156 Pelham Parkway**  
**Suite 2**  
**Pelham, AL 35124**

File: **PEL-24-1382**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWENTY EIGHT THOUSAND AND 00/100 (\$28,000.00) 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

**Christy Brasher, also known as Christy Ellis Brasher, a married person, and Kelly Davis, also known as Kelly Ellis Davis a married person (herein referred to as "Grantor," whether one or more),** whose mailing address is 119 Ellis Farm Rd., Columbiana, AL 35051

by **Bradley Littleton (herein referred to as "Grantee"),** whose mailing address is 4747 Hwy 71, Shelby, AL 35143

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **Lot in Columbiana, Columbiana, AL 35051,** 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, 2024 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

**\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**The property herein conveyed does not constitute the homestead of either Grantor, nor that of their respective spouse, neither is it contiguous thereto.**

TO HAVE AND TO HOLD to said Grantee, 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, 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 26 day of February, 2024.

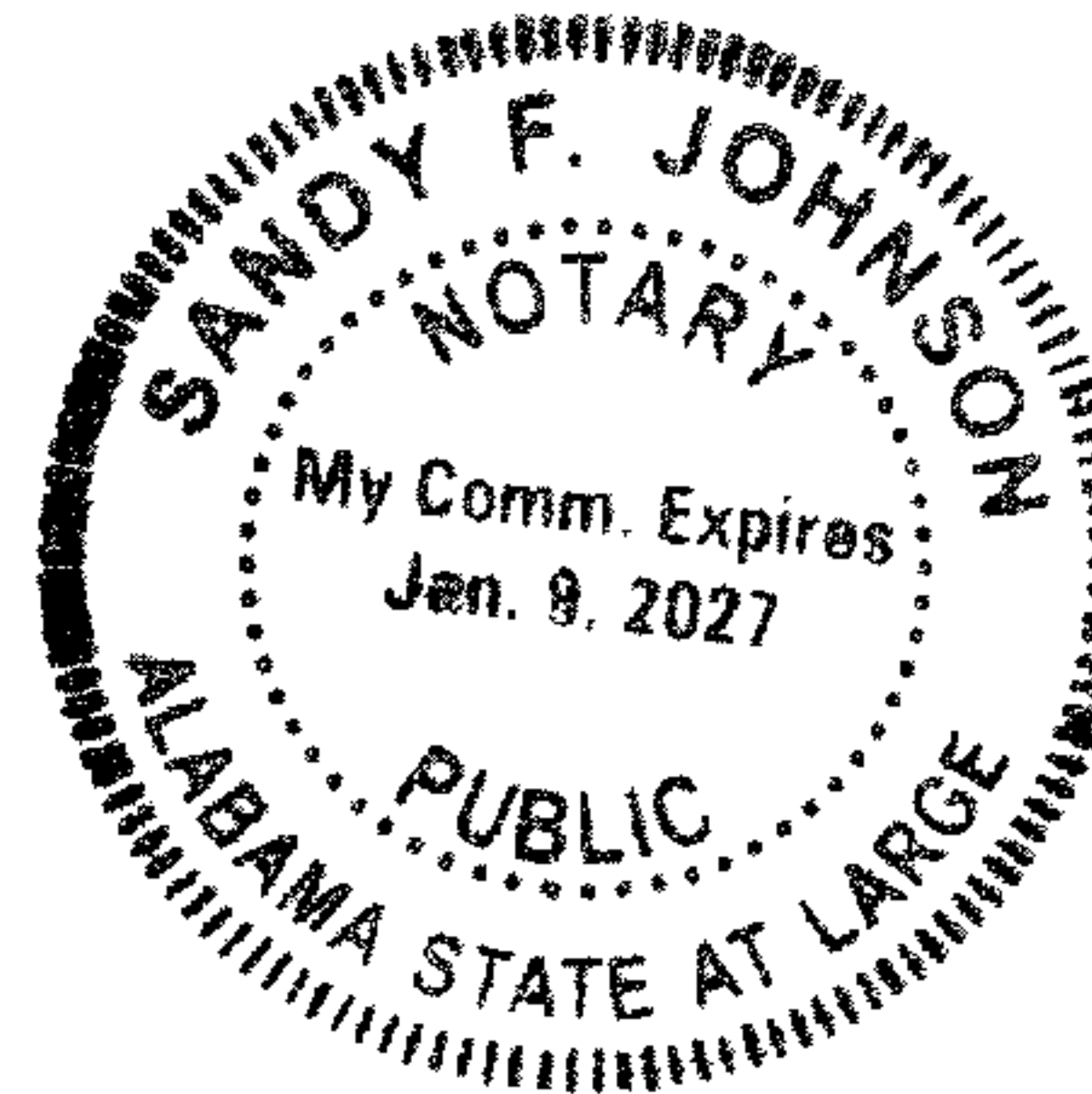
Christy Brasher  
Christy Brasher  
Kelly Davis  
Kelly Davis

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christy Brasher and Kelly Davis, 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 26 day of February, 2024.

Sandy F. Johnson  
Notary Public  
My Commission Expires: 01/09/2027



**EXHIBIT A**

Property 1:

LOT 4, ACCORDING TO THE SURVEY OF HIDDEN SPRINGS, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 69 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/01/2024 12:18:35 PM**  
**\$56.00 JOANN**  
**20240301000056750**

*Allen S. Bayl*