

SEND TAX NOTICE TO:

Jackie Pitzing
8207 Wynwood Drive
Helena, AL 35080

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 SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED SIXTY THREE THOUSAND FIVE HUNDRED AND 00/100 (\$263,500.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Virginia Jean Brooks, an unmarried woman, Dean Todd Robinson, a(n) Married man, Deneen Karen Ford Deegan, a(n) Married woman, and Amanda Elizabeth McNeillie, a(n) Married woman** whose address is 7492 Misty Springs Drive, Sparks, NV 89436 (hereinafter "Grantor", whether one or more), by **Jackie Pitzing**, whose address is 8207 Wynwood Drive, Helena, AL 35080 (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, **Jackie Pitzing**, the following described real estate situated in Shelby County, Alabama, **the address of which is 8207 Wynwood Drive, Helena, AL 35080 to-wit:**

Lot 23-A, according to a Resurvey of Lots 23, 24 and acreage, of a Resurvey of Lots 21, 22, 23 and 24, Harbor Towne, as recorded in Map Book 23 page 36 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Jackie Pitzing is one and the same person as Jacqueline Pitzing.
The subject property conveyed herein does not constitute the homestead of the Grantors, Dean Todd Robinson, Deneen Karen Ford Deegan, and Amanda Elizabeth McNeillie, nor the homestead of their respective spouses, if any.

Grantor, Virginia Jean Brooks, does forever release, remise, and relinquish her life estate under that certain deed recorded in Instrument No. 20180209000043600.

Grantor, Deneen Karen Ford Deegan is one and the same person as Deneen Deegan in that certain Durable Power of Attorney of Virginia Jean Brooks, dated January 18, 2024, and recorded simultaneously herewith.

Virginia Jean Brooks (AKA Virginia J. Brooks) is the surviving grantee of that certain deed dated April 22, 1999 and recorded on April 26, 1999 in Inst. # 1999-17309, in the Probate Office of Shelby County, Alabama; the other grantee, Charles W. Brooks, having died on or about September 4, 2006. Virginia Jean Brooks (AKA Virginia J. Brooks) and Charles W. Brooks were a married couple at the time of death of Charles W. Brooks, and there were no decrees of divorce or annulment issued during the marriage. Virginia Jean Brooks (AKA Virginia J. Brooks) has never remarried since the death of said Charles W. Brooks.

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.

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 9th day of May, 2024.

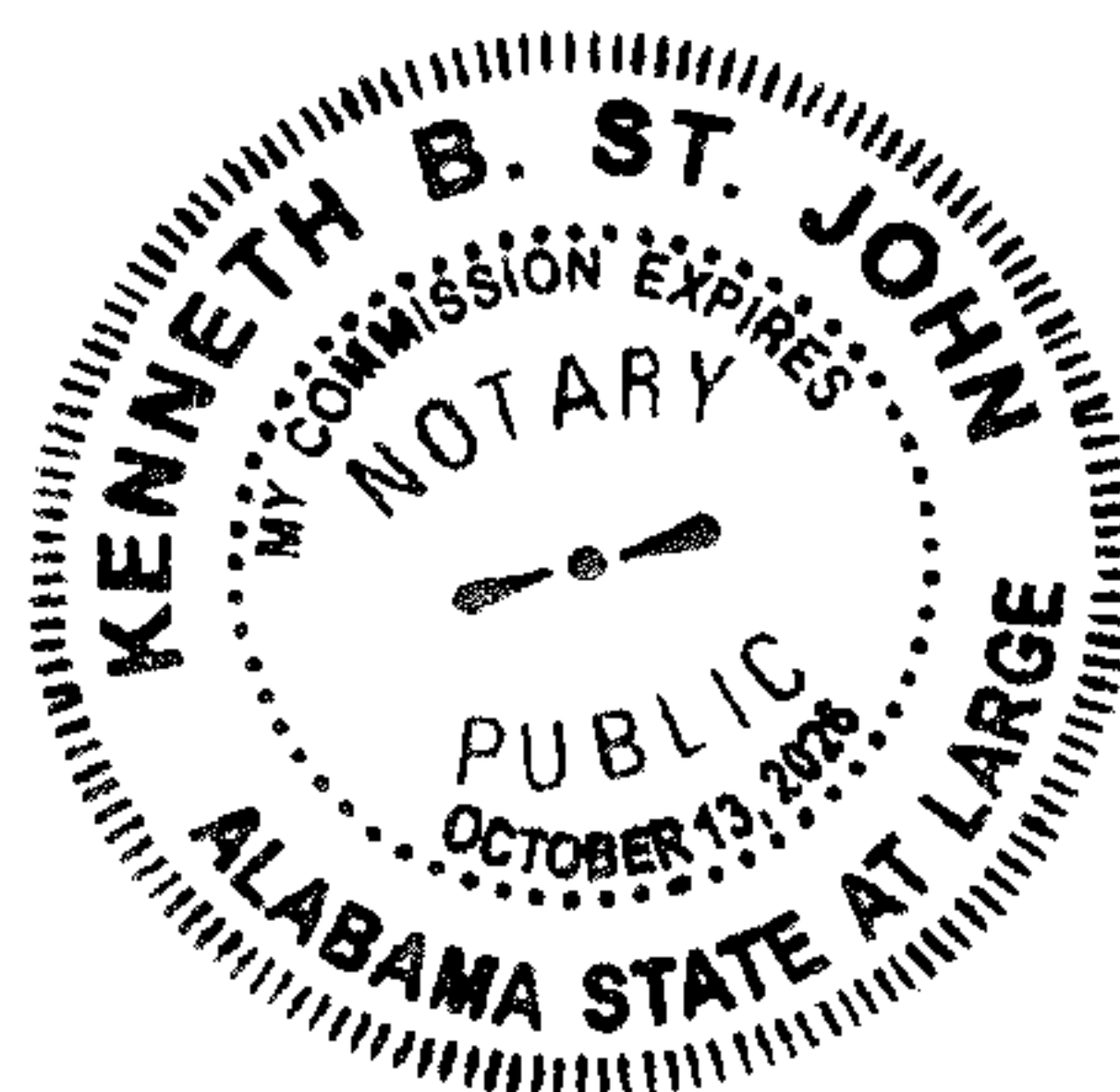
Virginia Jean Brooks by Deneen Deegan
her Attorney-in-fact
Virginia Jean Brooks by Deneen Deegan,
her Attorney-In-Fact

STATE OF ALABAMA
 COUNTY OF SHELBY


I, the undersigned Notary Public in and for said County and State, hereby certify that Deneen Deegan, whose name as Attorney-In-Fact for Virginia Jean Brooks is 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, she, in her capacity as such Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, 2024.

[Signature]
 Notary Public
 Print Name: *Kenneth B. St. John*
 My Commission Expires: *10/13/2026*



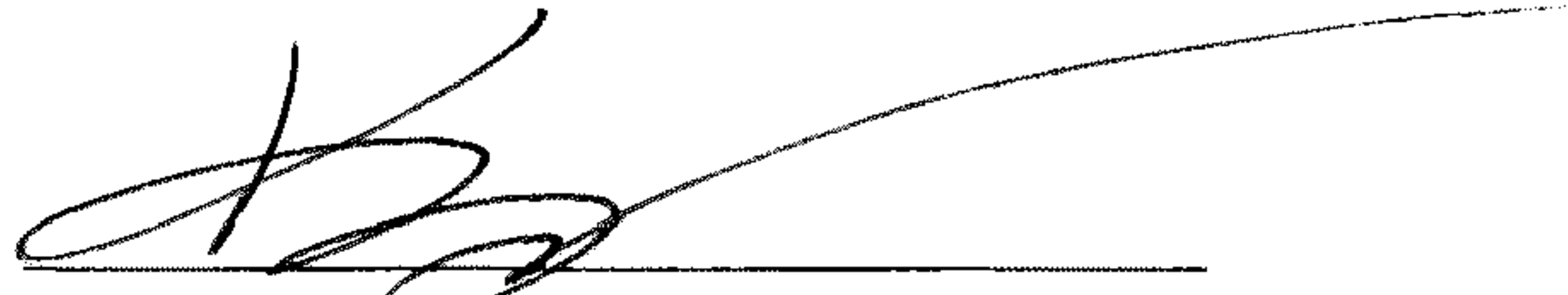
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9th day of May, 2024.


Dean Todd Robinson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Dean Todd Robinson, whose name is 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, he executed the same voluntarily on the day the same bears date.

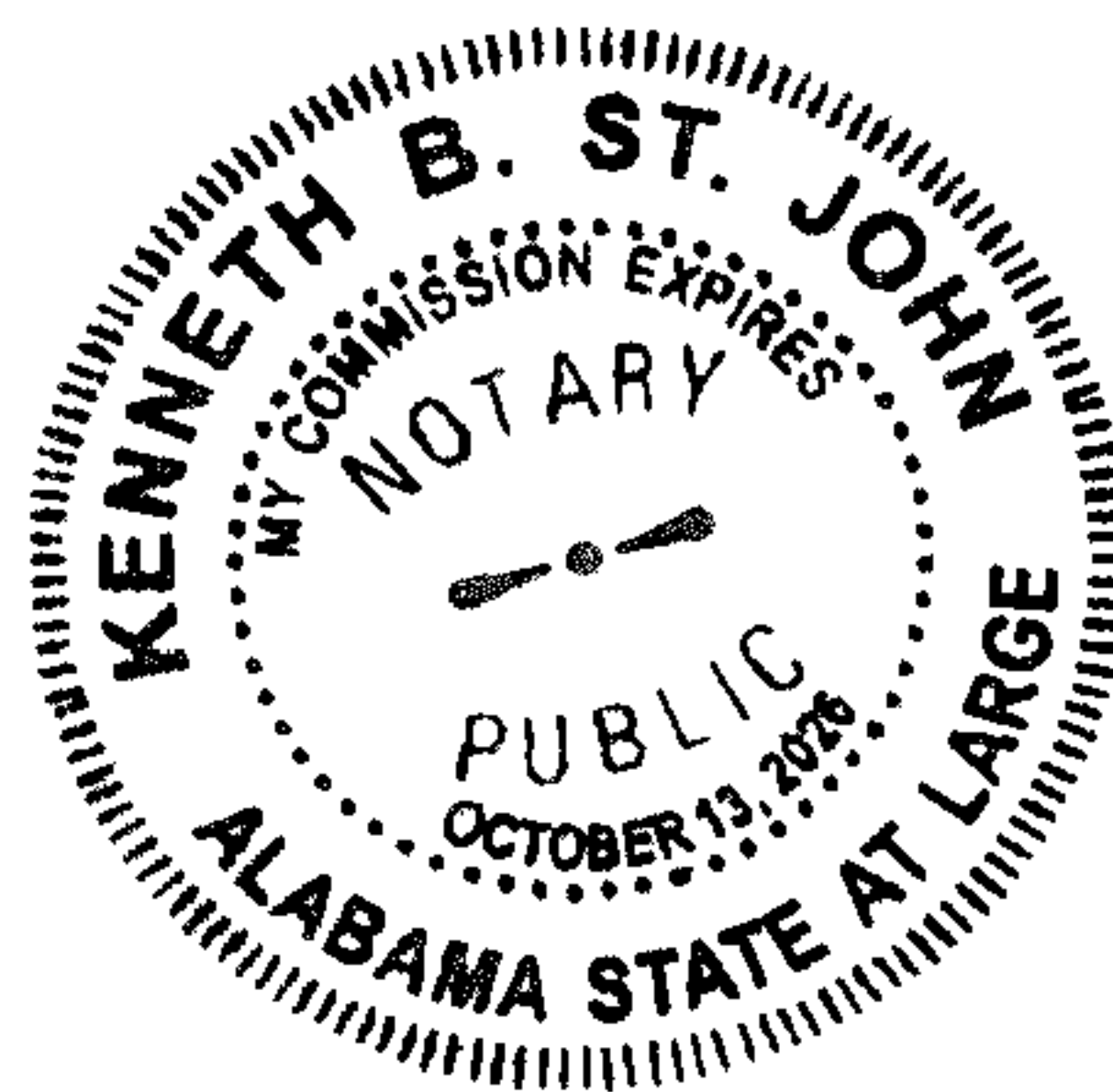
Given under my hand and official seal this 9th day of May, 2024.



Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 9th day of May, 2024.

Deneen Karen Ford Deegan
Deneen Karen Ford Deegan

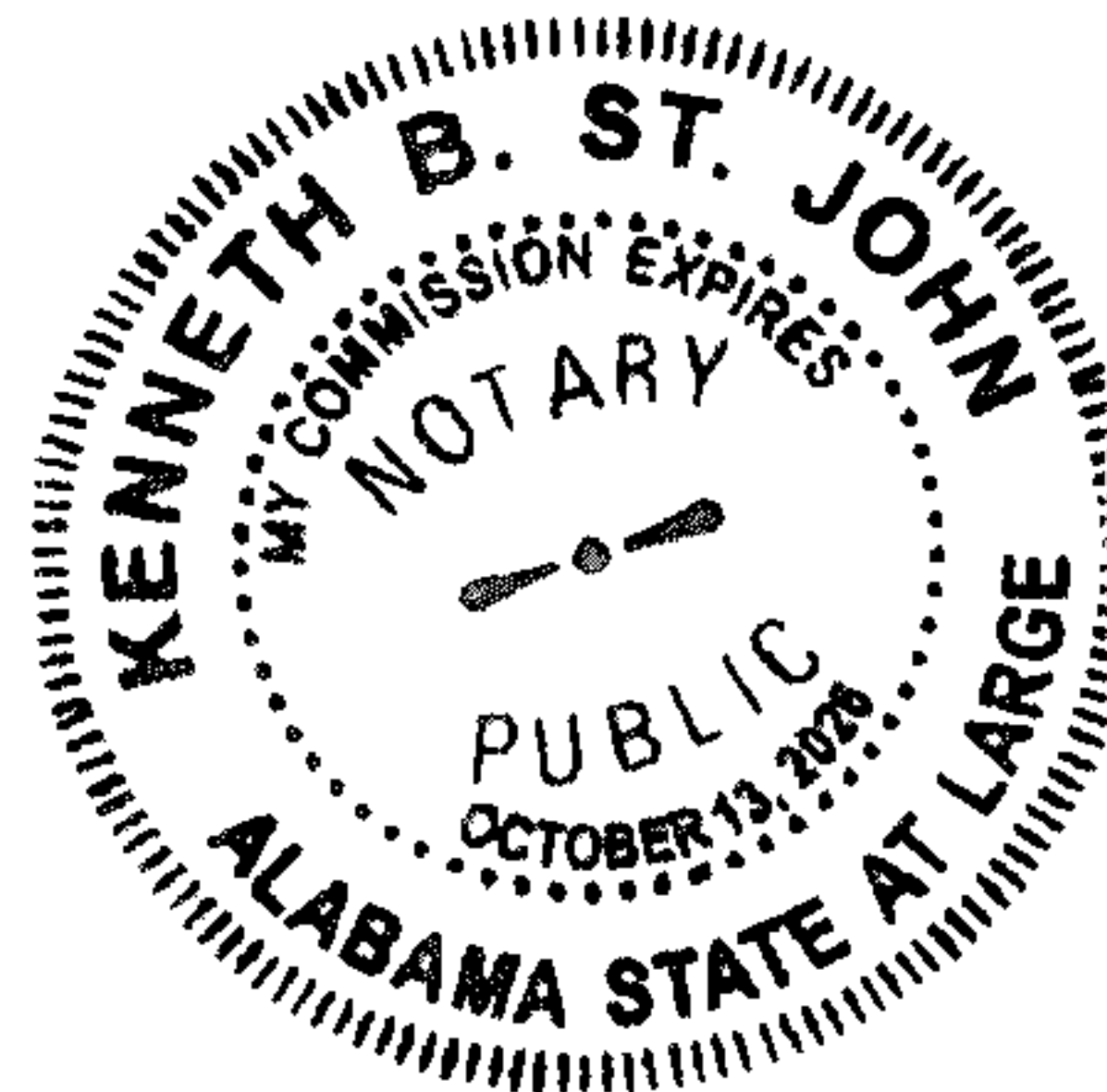
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Deneen Karen Ford Deegan, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of May, 2024.

Kenneth B. St. John
Notary Public

Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of May, 2024.

Amanda Elizabeth McNeillie
Amanda Elizabeth McNeillie

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Amanda Elizabeth McNeillie, whose name is 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, she executed the same voluntarily on the day the same bears date.

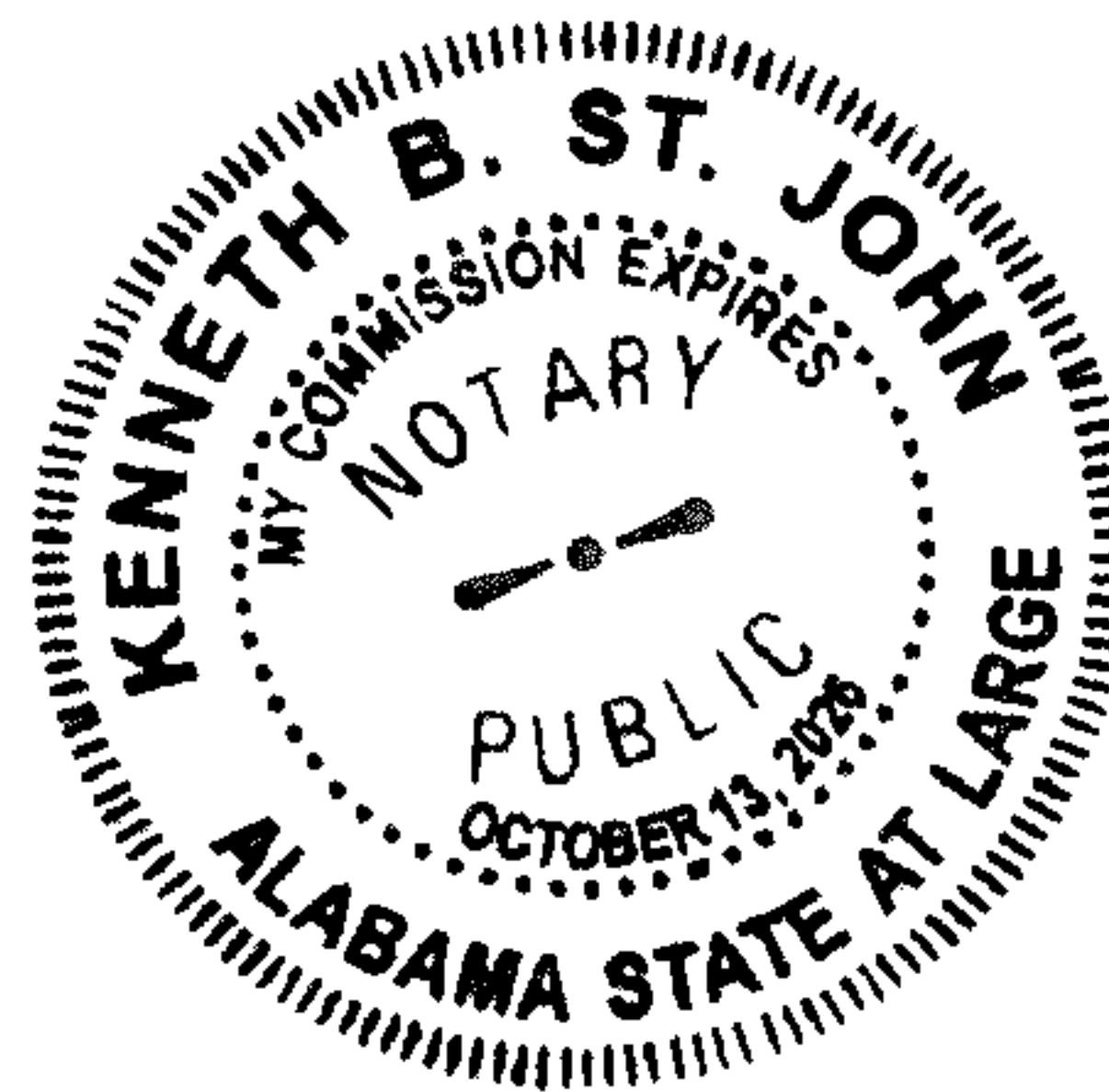
Given under my hand and official seal this 10th day of May, 2024.

[Signature]

Notary Public

Print Name: Kenneth B. St. John

My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/16/2024 08:39:38 AM
\$299.50 PAYGE
20240516000144610

Alexis S. Bayl