

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Lesley Hill
458 Reach Drive
Birmingham, AL 35242

Know all men by these presents:

That in consideration of THREE HUNDRED FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$ 305,500.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Christopher M. Brown and wife, Glenda Brown (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto:

Lesley Hill (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 106, according to the Final Record Plat of Narrows Reach Sector, Phase 2, as recorded in Map Book 30, Page 58A & 58B, in the Probate Office of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

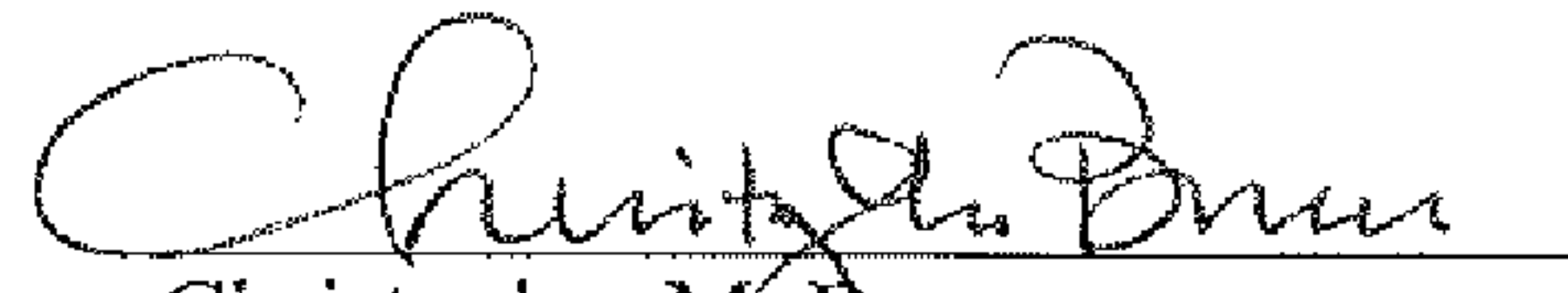
Subject to Mineral and Mining rights of record.

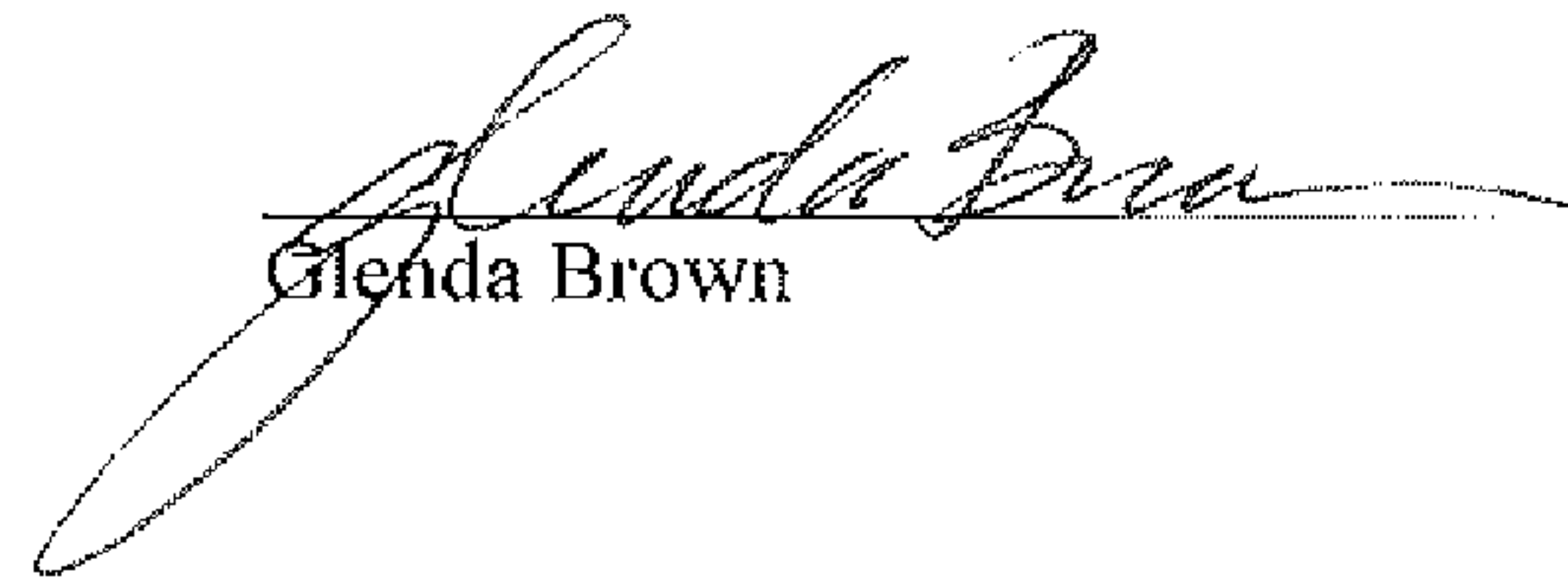
\$205,500.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

SUBJECT TO RIGHTS OF REDEMPTION

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their 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 24th day of May, 2024

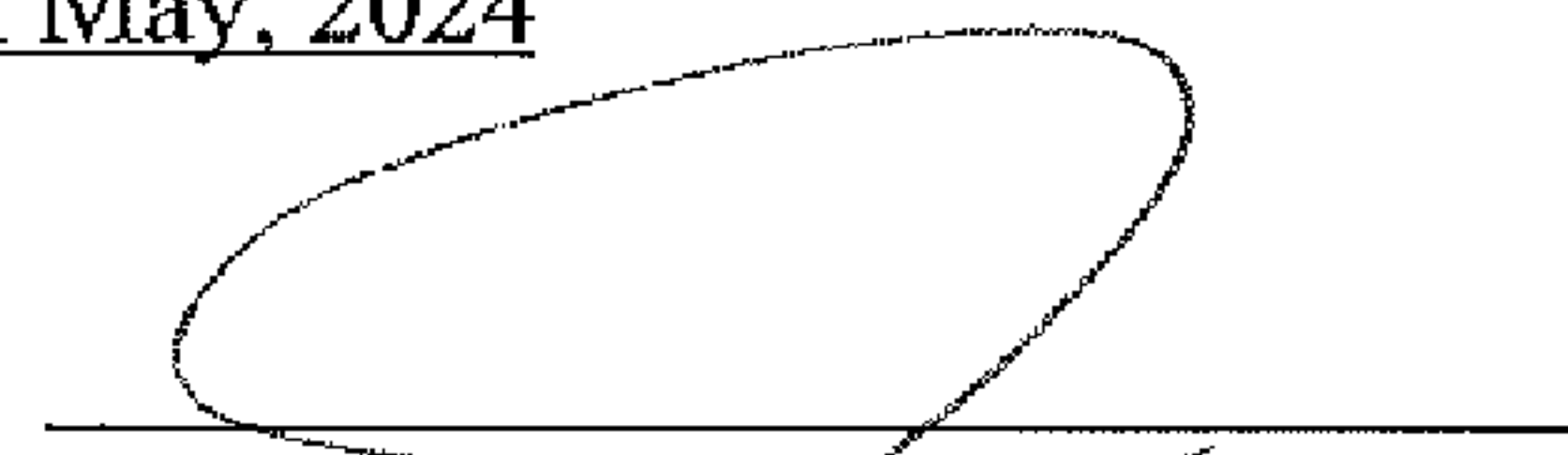

Christopher M. Brown


Glenda Brown

STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Christopher M. Brown and Glenda Brown 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 they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this 24th day of May, 2024


NOTARY PUBLIC

MY COMMISSION EXPIRES:

1.23.26

Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

