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 <u>I/We</u> have hereunto set <u>my/our</u> hand(s) and seal(s), this 24th day of May, 2024

Christopher M. Brown

Glenda Brown

STATE OF Alabama

COUNTY <u>Jefferson</u>

General Acknowledgment

I, <u>THE UNDERSIGNED</u>, a Notary Public in and for said County, in said State, hereby certify that Christopher M. Brown and Glenda Brown whose name(s)<u>is/are</u> signed to the foregoing conveyance, and who <u>is/are</u> known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance <u>they</u> 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:

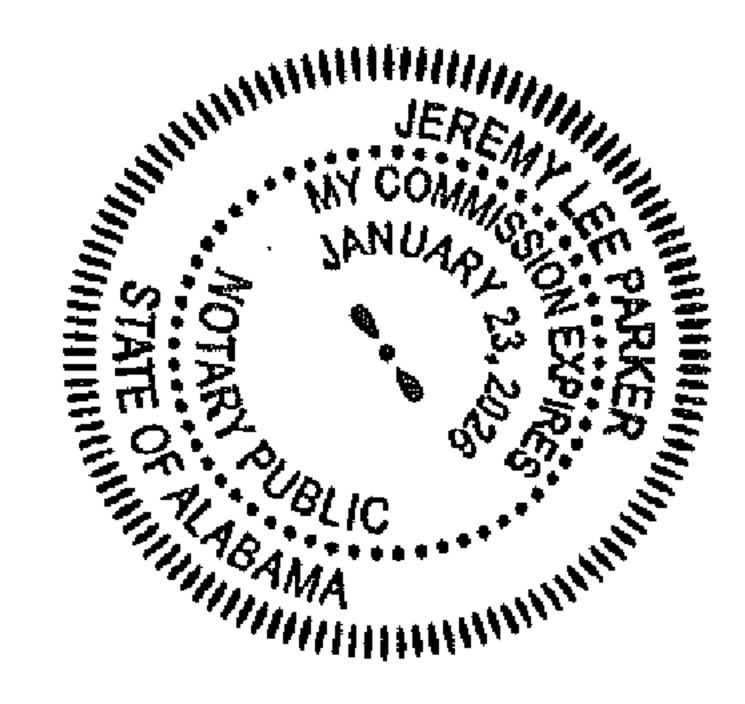
1. 23. 26

Prepared by: Parker Law Firm, LLC

Jeremy L. Parker

1320 Alford Ave Ste 102

Birmingham, AL 35226



Real Estate Sales Validation Form This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Christopher M. Brown and Glenda Brown	Grantee's Name	Lesley Hill
Mailing Address	458 Reach Drive		458 Reach Drive
	Birmingham, AL 35242		Birmingham, AL 35242
Property	458 Reach Drive	– Date of Sale	May 24, 2024
Address	Birmingham, AL 35242	_ Total Purchase Price	\$305,500.00
		Or Actual Value Or	\$
		Assessor's Market Value	\$
Recordation Bill of Sales X Clo.	ContractOsing Statement	Appraisal ther to	cumentary evidence: (check one)
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I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in <u>Code of Alabama 1975</u> § 40-22-1 (h).

Date:

05/24/2024

(verified by)

Christopher M. Brown
Grantor/Grantee/Owner/Agent (circle one)

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2024 11:45:17 AM
\$128.00 BRITTANI
20240604000166120

Print

Sign

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