

**SEND TAX NOTICE TO:**

Thomas Edward Greer and Kate Marie Greer  
2243 Old Cahaba Place  
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 **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Glenda Brown, a married woman**, whose address is 606 Village Way, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Thomas Edward Greer and Kate Marie Greer**, whose address is 2243 Old Cahaba Place 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 **Thomas Edward Greer and Kate Marie Greer, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **2243 Old Cahaba Place, Helena, AL 35080 to-wit:**

**Lot 422-A, according to a Resurvey of Lots 406 through 422, Amended Map of Old Cahaba Lakewood Sector, as recorded in Map Book 26, Page 43, in the Probate Office of Shelby County, Alabama.**


**The subject property being conveyed herein does not constitute the homestead of the Grantor, Glenda Brown, nor is it the homestead of her respective spouse.**

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 \$340,000.00 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.

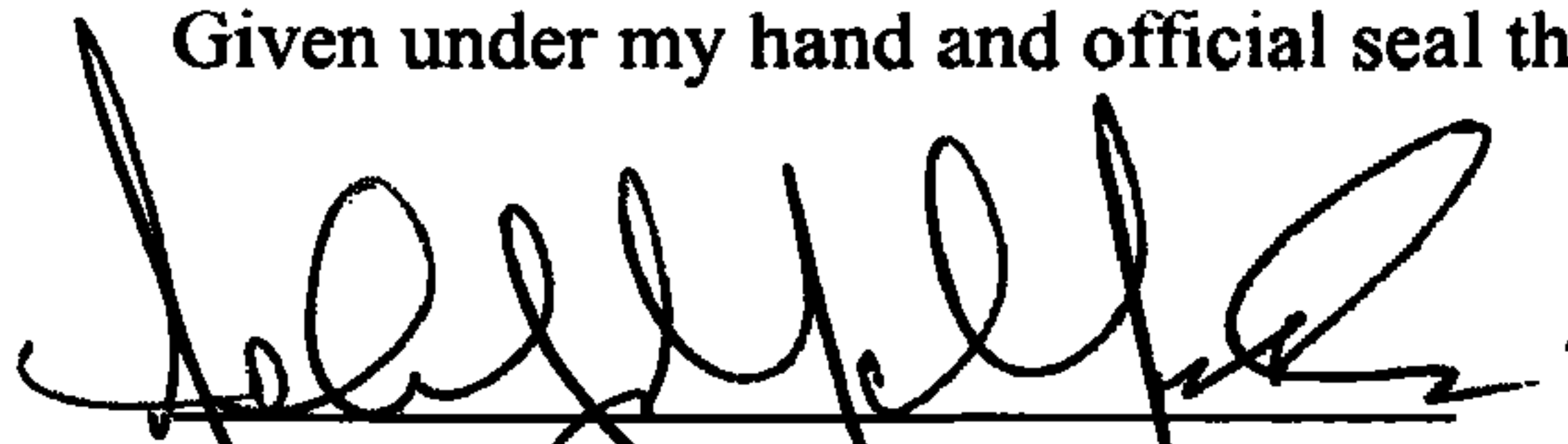
**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 10th day of July, 2024.

  
**Glenda Brown**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Glenda Brown 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 July, 2024.

  
Notary Public  
My Commission Expires: 05/03/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/16/2024 11:41:01 AM  
\$110.00 BRITTANI  
20240716000215960

