

SEND TAX NOTICE TO:
TARRA C BROWN
132 Chase Creek Circle
Pelham, AL 35124

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 **ONE HUNDRED EIGHTY FOUR THOUSAND THREE HUNDRED SEVENTY THREE AND 00/100 DOLLARS (\$184,373.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **GLEND A BROWN**, a **married woman**, whose address is 606 Village Way, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **TARRA C BROWN**, whose address is 132 Chase Creek Circle, Pelham, AL 35124 (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, **TARRA C BROWN**, the following described real estate situated in Shelby County, Alabama, **the address of which is 132 Chase Creek Circle, Pelham, AL 35124 to-wit:**

Lot 17, according to the Survey of Chase Creek Townhomes, Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

TARRA C BROWN is one and the same person as T'ARRA C BROWN.

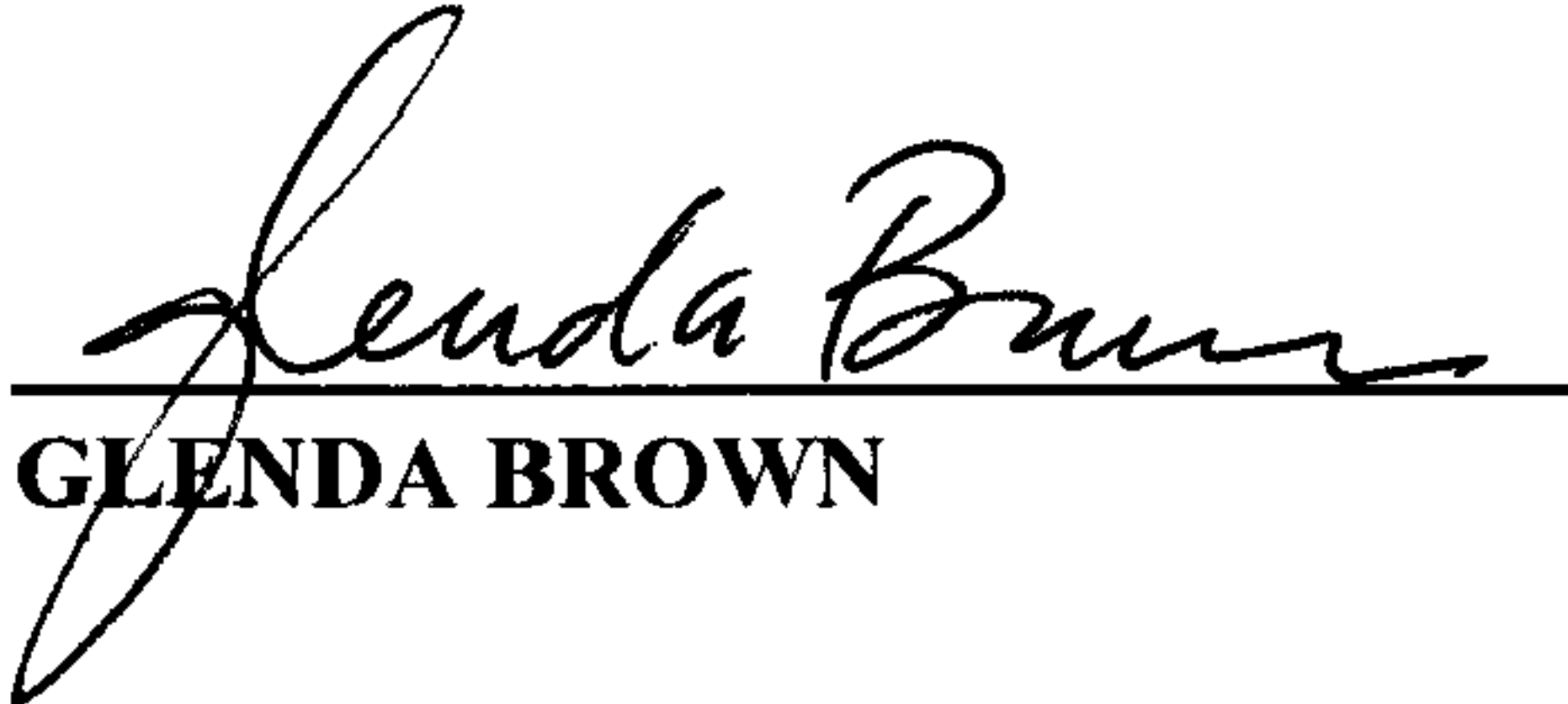
The subject property conveyed herein does not constitute the homestead of the Grantor, Glenda Brown, nor the homestead of her respective spouse.

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 \$147,498.00 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 26th day of July, 2024.

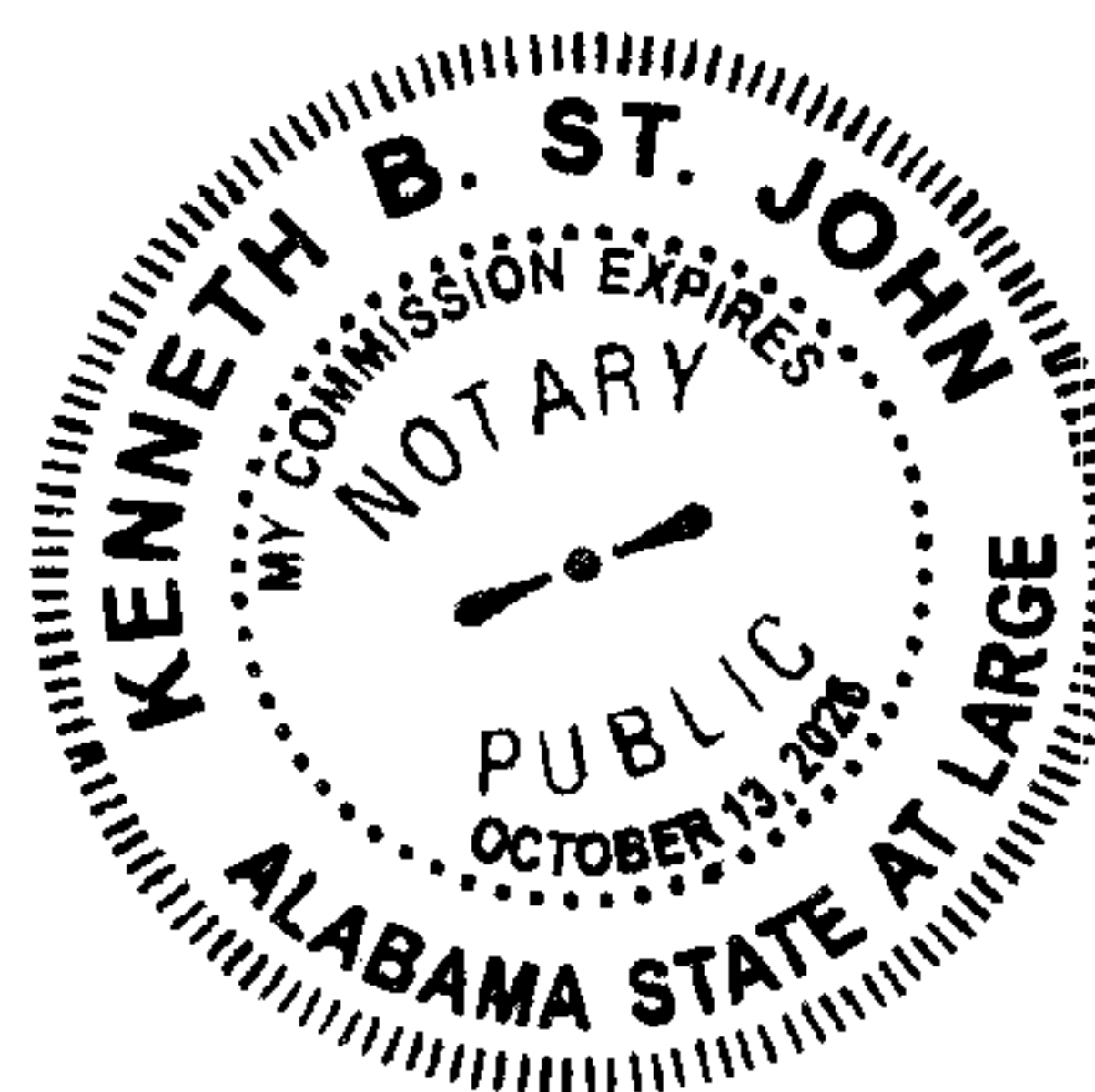

GLEND A BROWN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that GLEND A 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 26th day of July, 2024.


Notary Public: **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
07/26/2024 12:22:42 PM
\$62.00 JOANN
20240726000231090

