



20240729000232920 1/2 \$142.00  
Shelby Cnty Judge of Probate, AL  
07/29/2024 12:46:55 PM FILED/CERT

This instrument was prepared by:  
Joseph Charles Somma, Esq.  
Joseph C., Somma, P.C.  
2107 5<sup>th</sup> Avenue North, Suite 301  
Birmingham, AL 35203

**SEND TAX NOTICE TO:**  
Mr. Jacob Alexander Brown  
Mr. Justice Alden Brown  
9668 Highway 11  
Chelsea, Alabama 35043

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS** that in consideration of Five Hundred and No/100 Dollars (\$500.00) to the undersigned **GRANTOR** in hand paid by the **GRANTEEES** herein, the receipt and sufficiency whereof is acknowledged, Jeff Brown, a/k/a Jeffrey Allen Brown, a/k/a Jeffrey A. Brown, (herein referred to as **GRANTOR**), does hereby grant, bargain, sell and convey unto Jacob Alexander Brown and Justice Alden Brown (herein referred to as **GRANTEEES**), the following described real estate, situated in Shelby County, Alabama, to-wit:

**A parcel of land located in the SE 1/4 of the SE 1/4 of Section 36, Township 19 South, Range 2 West, more particularly described as follows:**

**Commence at the SW corner of the SE 1/4 of the SE 1/4 of said Section 36, and run East along the South line a distance of 300.00 feet to an iron pin and the point of beginning; thence continue along last described course a distance of 204.3 feet to the East side of a gravel drive; thence run North 5 degrees 19 minutes 53 seconds West along the East side of said drive a distance of 302.6 feet to the Southeasterly right of way Shelby County Highway No. 11; thence run South 54 degrees 40 minutes 15 seconds, West along said right of way a distance of 215.7 feet; thence run South 0 degrees 4 minutes 56 seconds West, a distance of 176.5 feet to the point of beginning; being situated in Shelby County, Alabama.**

More commonly known as: 9668 Hwy 11, Chelsea, AL 35043 (*"property address"*)

Source of Title: Redemption Deed, as recorded in Instrument #2024071600021620, on July 16, 2024 @ 12:14:22 p.m., in the Office of the Judge of Probate for Shelby County, Alabama.

Subject to: (1) Taxes for the year 2024 and any previous or subsequent years (2) easements, restrictions, reservations, rights-of-way, limitations, covenants, and conditions of record, if any (3) mineral and mining rights, if any.

**TO HAVE AND TO HOLD** unto the said **GRANTEE**s, their heirs, and assigns, forever.

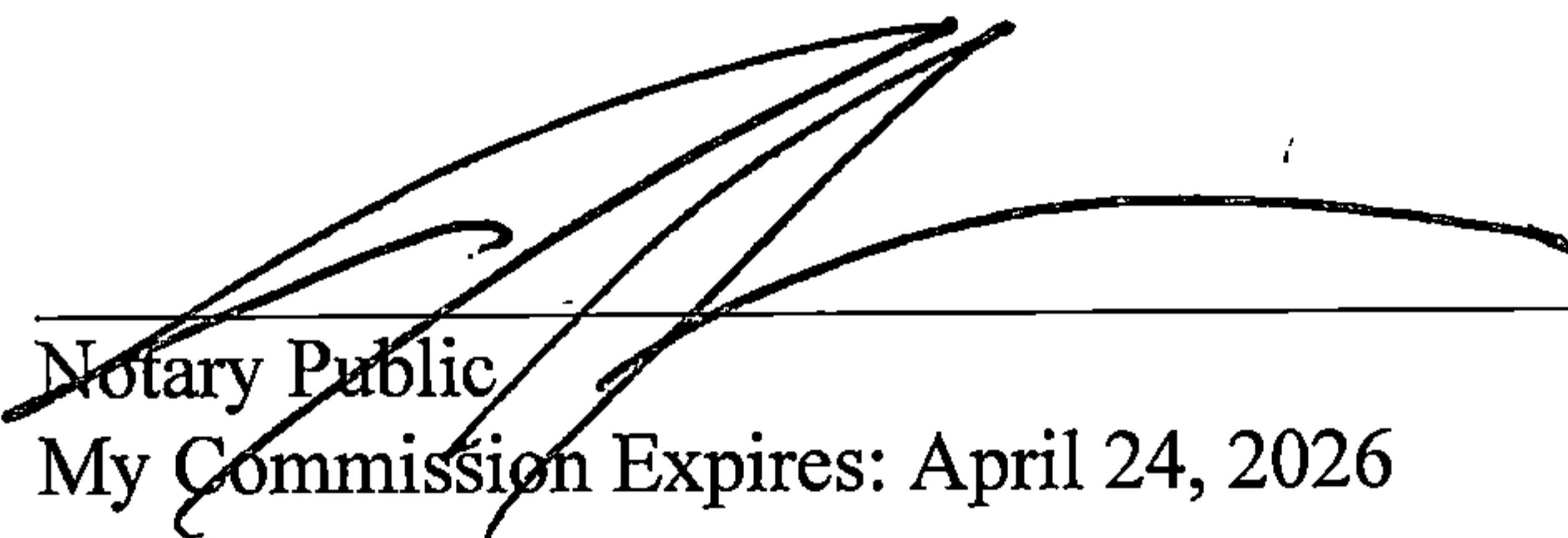
And I do for myself and for my heirs, executors, and administrators covenant with the said **GRANTEEES**, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from any and all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the said **GRANTEEES**, their heirs and assigns forever, against the lawful claims of all persons.

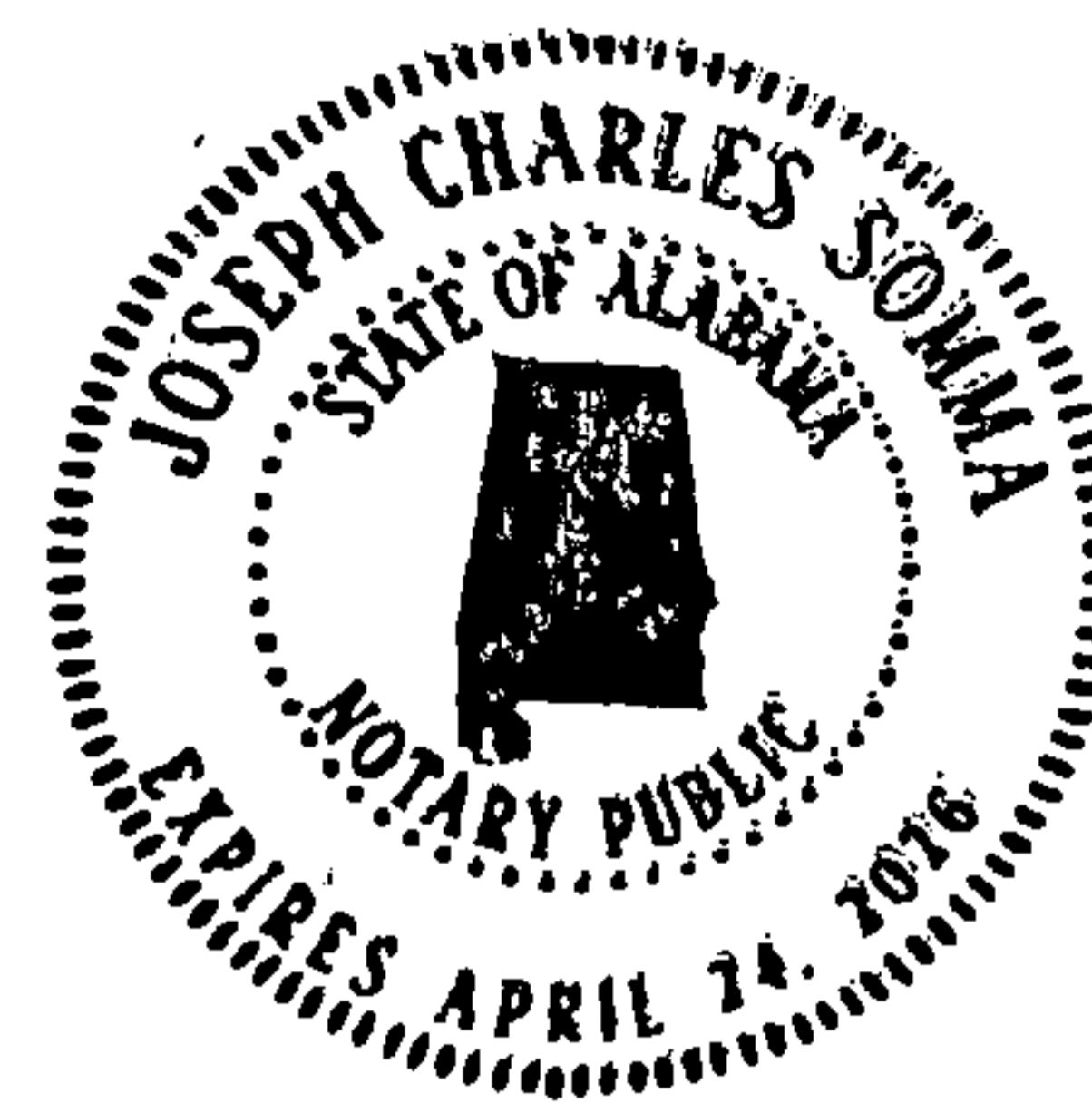
STATE OF ALABAMA )  
                          )  
JEFFERSON COUNTY )

20240729000232920 2/2 \$142.00  
Shelby Cnty Judge of Probate, AL  
07/29/2024 12:46:55 PM FILED/CERT

I, Joseph Charles Somma, a Notary Public in and for said County, in said State, hereby certify that **Jeff Brown, a/k/a Jeffrey Allen Brown, a/k/a Jeffrey A. Brown**, whose name is signed to the foregoing conveyance, and who are known to me (or identity is satisfactorily proven), acknowledged before me on this day that, being informed of the contents of this conveyance, he has executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 29<sup>th</sup> day of July 2024.

  
(Seal)  
Notary Public  
My Commission Expires: April 24, 2026



Grantor Name  
Jeffrey Brown  
Mailing Address 9668 Hwy 11  
Chilton AL 35043

Grantee Name  
JACOB Alexander  
Brown  
St. 1111