

**SEND TAX NOTICE TO:**  
Aaron Chase Smith and Geneva Lackey Smith  
4906 Meadow Brook Way  
Birmingham, AL 35242

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 TEN THOUSAND AND 00/100 (\$410,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Daniel D. Brand and Jenise M. Brand, as husband and wife**, whose address is 5150 CR43 CLANTON, AL 35045, (hereinafter "Grantor", whether one or more), by **Aaron Chase Smith and Geneva Lackey Smith**, whose address is 4906 Meadow Brook Way Birmingham, AL 35242, (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 **Aaron Chase Smith and Geneva Lackey Smith**, as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 4906 Meadow Brook Way, Birmingham, AL 35242 to-wit:**

**Lot 85, according to the Survey of Meadowbrook, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Office of the Judge of Probate of Shelby County, Alabama.**

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 \$402,573.00 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 8th day of August, 2024.

  
Daniel D. Brand

  
Jenise M. Brand

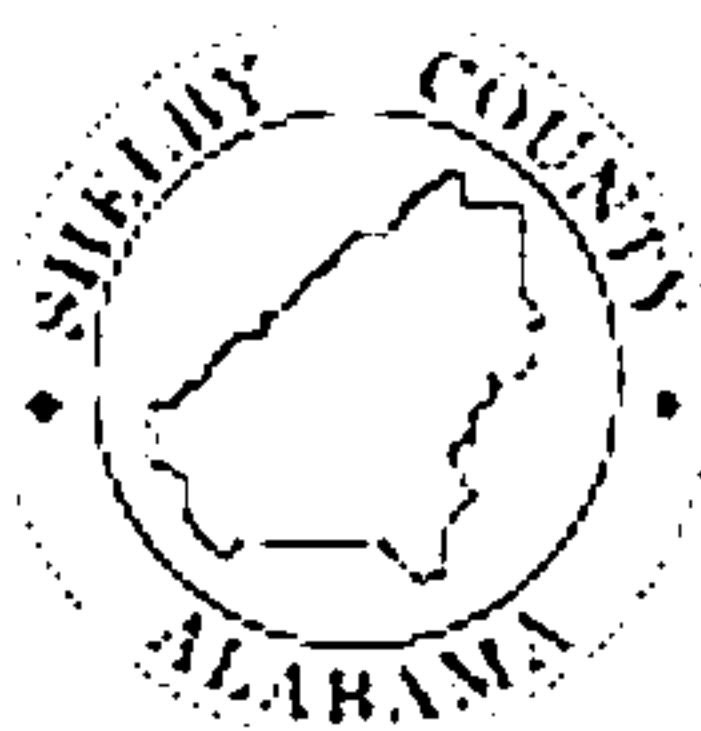
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel D. Brand and Jenise M. Brand whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of August, 2024.

  
Notary Public  
My Commission Expires:

PATRICK SKYLER MURPHY  
Notary Public, Alabama State at Large  
My Commission Expires 03/25/26



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/09/2024 10:15:41 AM  
\$32.50 BRITTANI  
20240809000247650

