

**SEND TAX NOTICE TO:**

Briarcliff Holding, LLC

*3416 E. BRIARCLIFF RD  
BHAM AL 35223*

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, **Geneva Talmadge, a married person**, whose address is 401 Hwy 335 Chelsea AL 35043, **Lily Jeffcoat, an unmarried person**, whose address is 33118 State Hwy 79 Cleveland AL 35049, **Susan Jeffcoat, a married person**, whose address is 6904 18th St S. Birmingham AL 35212, and **Nellie Jeffcoat, a married person, acting through Lilly J. Jeffcoat, her attorney-in-fact**, whose address is 33118 State Hwy 79 Cleveland AL 35049, (hereinafter "Grantor", whether one or more), by **Briarcliff Holding, LLC**, whose address is 3416 E. BRIARCLIFF RD BHAM AL 35223 (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 **Briarcliff Holding, LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, the address of which is **24 Jeffcoat Drive, Sterrett, AL 35147 to-wit:**

**The W 1/3 of all that part of the E 1/2 of the NE 1/4 of the NE 1/4 of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama, which lies South of the new U.S. Highway 280 right of way.**

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.

**Nellie Jeffcoat, the grantee in deed recorded in Instrument No.20091203000445390, is one and the same person as Nellie Sue Jeffcoat.**

**This property does not constitute the homestead of the grantor nor their spouse as defined in §6-10-3, Code of Alabama (1975).**

Subject to a third-party mortgage in the amount of \$0.00 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.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/29/2024 10:21:51 AM  
 \$450.00 JOANN  
 20240829000269690

*Allen S. Bayl*

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 22nd day of August, 2024.

*Geneva Talmadge*  
 Geneva Talmadge

*Lily J. Jeffcoat*  
 Lily Jeffcoat

*Susan Jeffcoat*  
 Susan Jeffcoat

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Geneva Talmadge, Lily Jeffcoat, and Susan Jeffcoat 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 22nd day of August, 2024.

*[Signature]*  
 Notary Public  
 My Commission Expires:

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

IN WITNESS WHEREOF, Grantor, Nellie Jeffcoat, by Lily J. Jeffcoat, as attorney-in-fact, has set their signature and seal on this 22nd day of August, 2024.

*Nellie Jeffcoat by Lily J. Jeffcoat Attorney in Fact*  
 Nellie Jeffcoat by Lily J. Jeffcoat, Attorney-In-Fact

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lilly J. Jeffcoat, whose name as attorney in fact for Nellie Jeffcoat, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily, for on the day the same bears date.

Given under my hand and official seal this 22nd day of August, 2024.

*[Signature]*  
 Notary Public  
 My Commission Expires:

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