

This instrument was prepared by:
Hornsby & Hornsby, Attorneys at Law
Matthew J. Hornsby, Attorney
2010 Old Springville Road, Suite 100
Birmingham, AL 35215

Send Tax Notice To:
Jessica Parson
140 Kings Crest Lane
Pelham, AL 35124

WARRANTY DEED

**STATE OF ALABAMA * KNOW ALL MEN BY THESE PRESENTS,
SHELBY COUNTY ***

That in consideration of Ten and NO/100 Dollars---(\$10.00) and other good and valuable consideration paid to the undersigned grantor, **Clay Tipton and Lenzy Brasher Tipton, husband and wife**, of 619 Shelby Forest Trail, Chelsea, AL 35043 (herein referred to as Grantor) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jessica Parson** (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County Alabama, to-wit:

Lot 48, according to the Survey of Shelby Forest Estates 2nd Sector, as recorded in Map Book 23, Page 24 A and B, in the Probate Office of Shelby County, Alabama..

Property Address: 619 Shelby Forest Trail, Chelsea, AL 35043

Subject to easements and restrictions of record, and to current taxes a lien but not yet payable.

Mineral and mining rights excepted not owned by grantor.

Tax Appraised Value for Recording Purposes: \$241,500.00

Lenzy Brasher is one and the same person as Lenzy Brasher Tipton.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs, or its successors, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall warrant and defend the same to the said Grantee, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereto set his/her/their signature(s) and seal(s), this the 12 day of September, 2024.



Clay Tipton



Lenzy Brasher Tipton

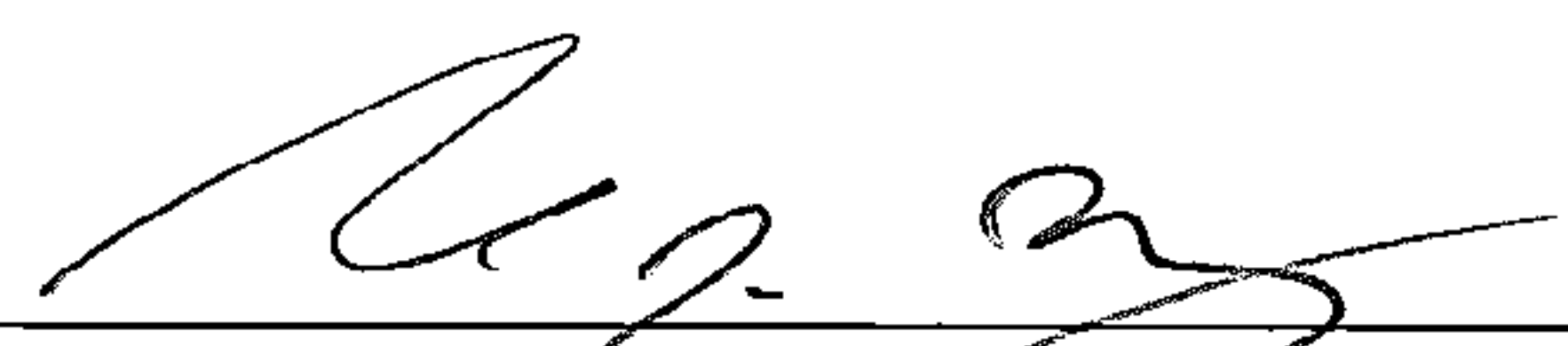
STATE OF ALABAMA
JEFFERSON COUNTY*

General Acknowledgment

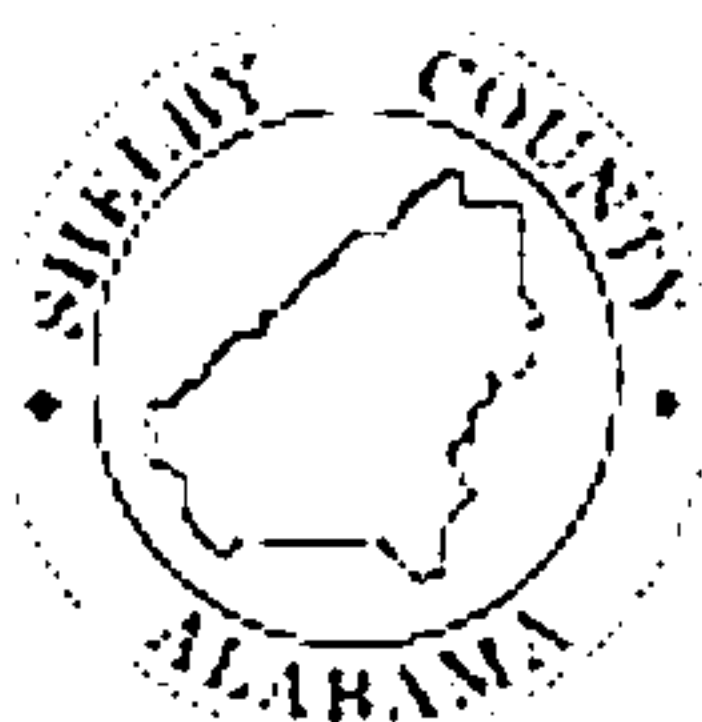
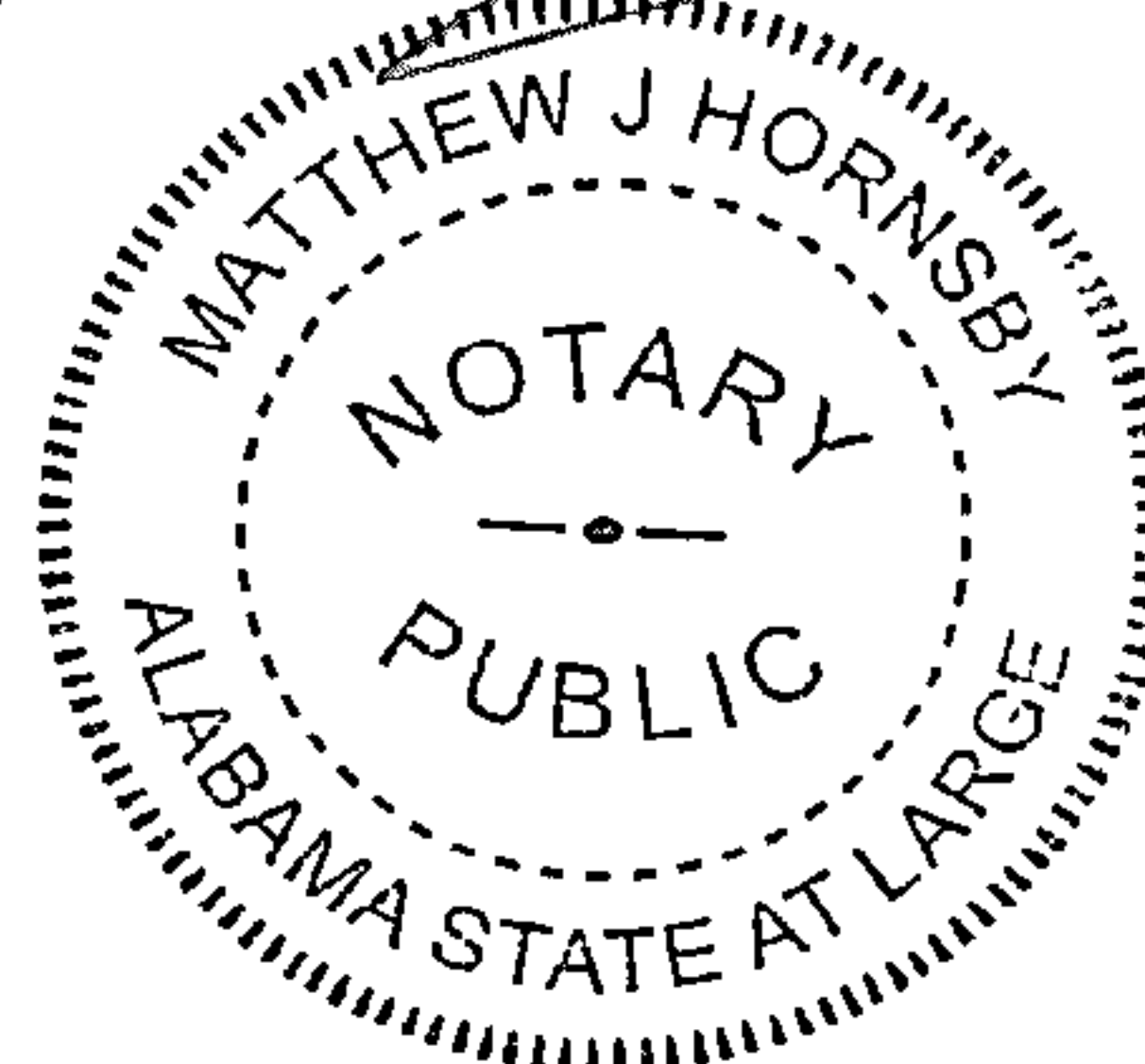
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify **Clay Tipton and Lenzy Brasher Tipton, husband and wife**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the said instrument, they executed the same voluntarily.

Given under my hand and official seal, this 12th day of September, 2024.

My Commission Expires: 9/12/24



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2024 01:32:54 PM
\$267.50 BRITTANI
20240912000283700

