

**SEND TAX NOTICE TO:**  
Austin McCain and Emma Egan  
6221 Victoria Drive  
Hoover, 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 **THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$349,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Adam R. Pope and Hannah S. Pope FKA Hannah Sullivan, husband and wife**, whose address is 5222 Heatherhedge Circle Birmingham AL. 35242 (hereinafter "Grantor", whether one or more), by **Austin McCain and Emma Egan**, whose address is 6221 Victoria Drive Hoover 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 **Austin McCain and Emma Egan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 6221 Victoria Drive, Hoover, AL 35124 to-wit:**

**Lot 46, according to the Survey of Valley Station, Second Sector, as recorded in Map Book 7, Page 48, in the Probate Office of Shelby County, Alabama.**

**Hannah S. Pope is one and the same person as Hannah Sullivan, grantee in that certain deed recorded in Instrument #20170516000168930 with the Office of the Judge of Probate 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.

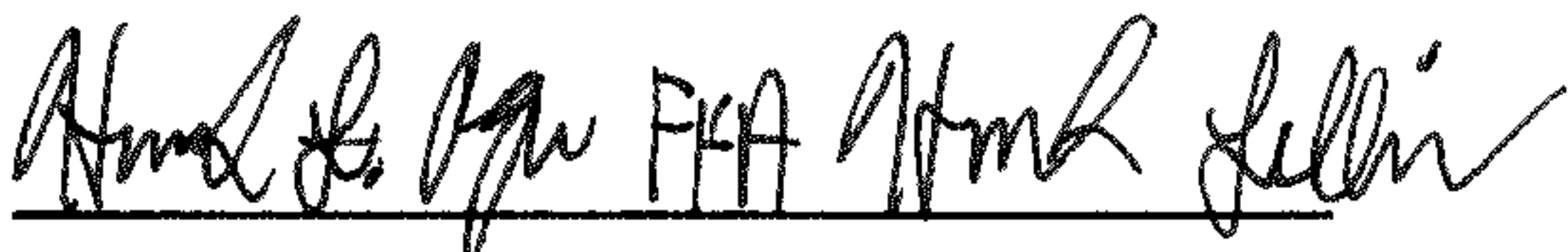
Subject to a third-party mortgage in the amount of \$343,561.00 executed and recorded simultaneously herewith.

**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 27th day of September, 2024.



Adam R. Pope

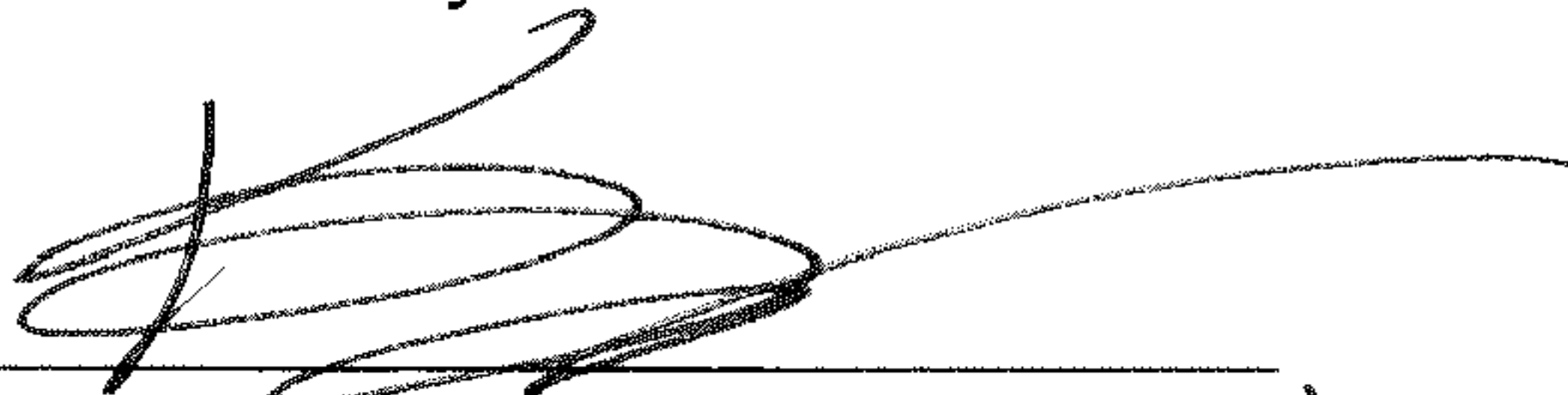


Hannah S. Pope FKA Hannah Sullivan

STATE OF ALABAMA  
COUNTY OF SHELBY

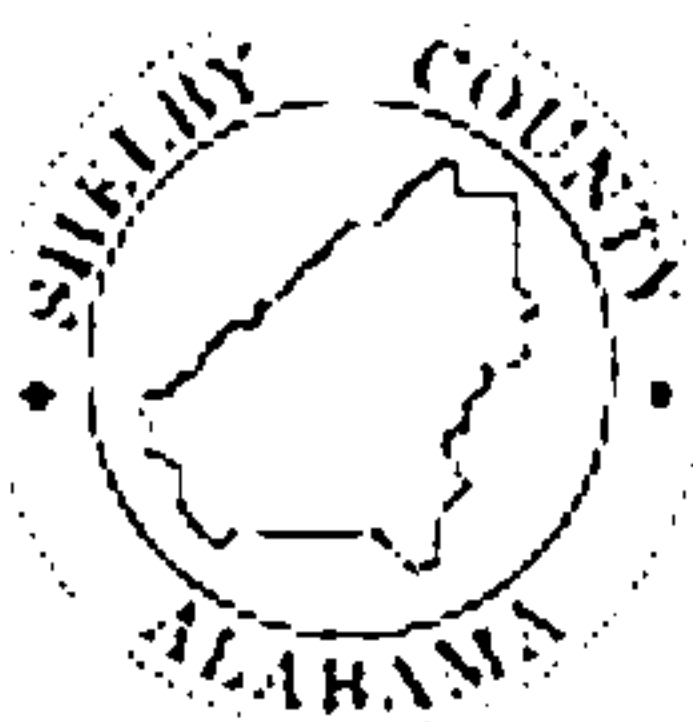
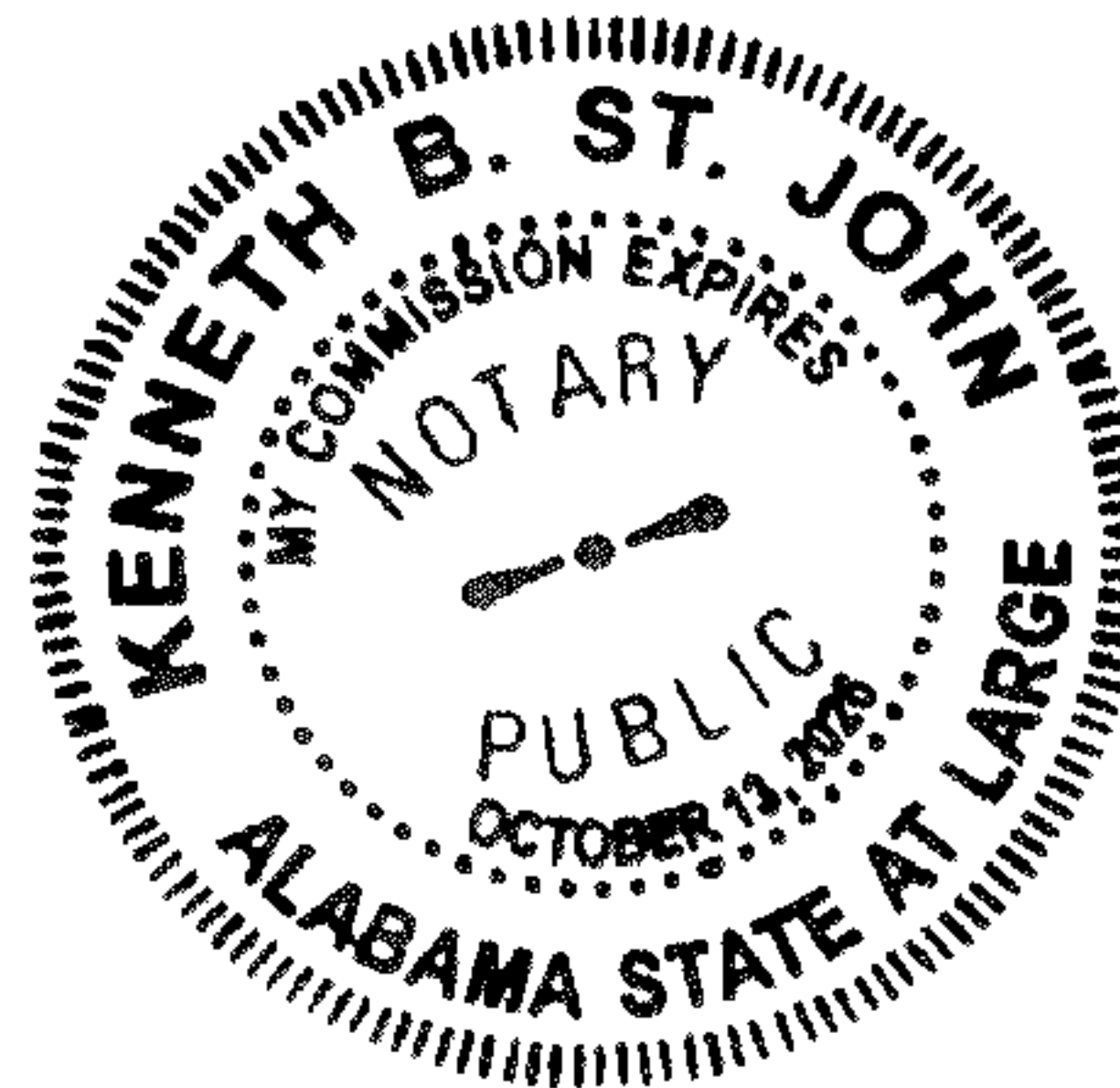
I, the undersigned Notary Public in and for said County and State, hereby certify that Adam R. Pope and Hannah S. Pope FKA Hannah Sullivan whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of September, 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  
09/27/2024 01:50:26 PM  
\$32.50 PAYGE  
20240927000302630

