

WARRANTY DEED

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Megan Baldor
2913 CLYDEBANK CIR
BIRMINGHAM AL 35242

Know all men by these presents:

That in consideration of FOUR HUNDRED SEVENTY THREE THOUSAND AND 00/100 (\$ 473,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Robert Adam Brook and wife, Ashleigh Brook (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: Megan Baldor (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 25, Block 2, according to the Survey of First Addition to Selkirk, Phase IV, as recorded in Map Book 7, Page 149, in the Probate Office of Shelby County, Alabama.

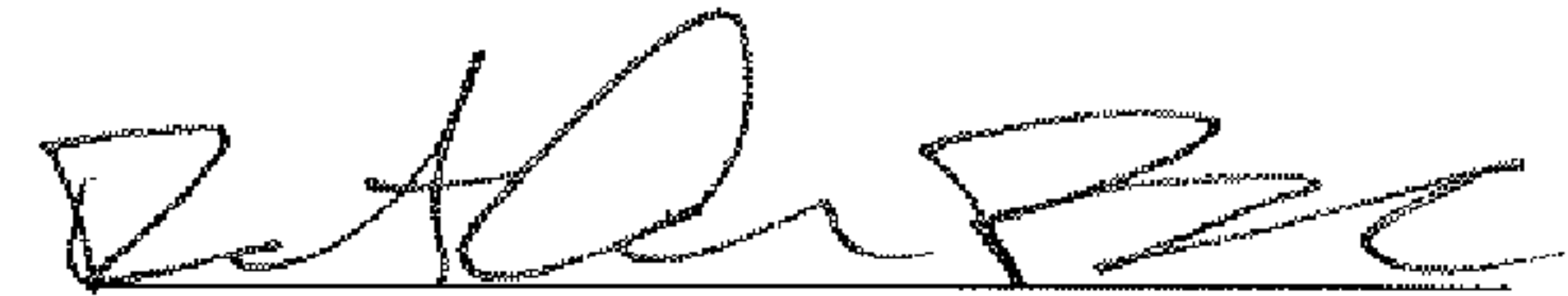
Subject to Easements, Restrictions and rights of way of record.


Subject to Mineral and Mining rights of record.

\$331,100.00 of the purchase price was obtained by a purchase money mortgage filed simultaneously herewith

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; That I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 4th day of October, 2024


Robert Adam Brook

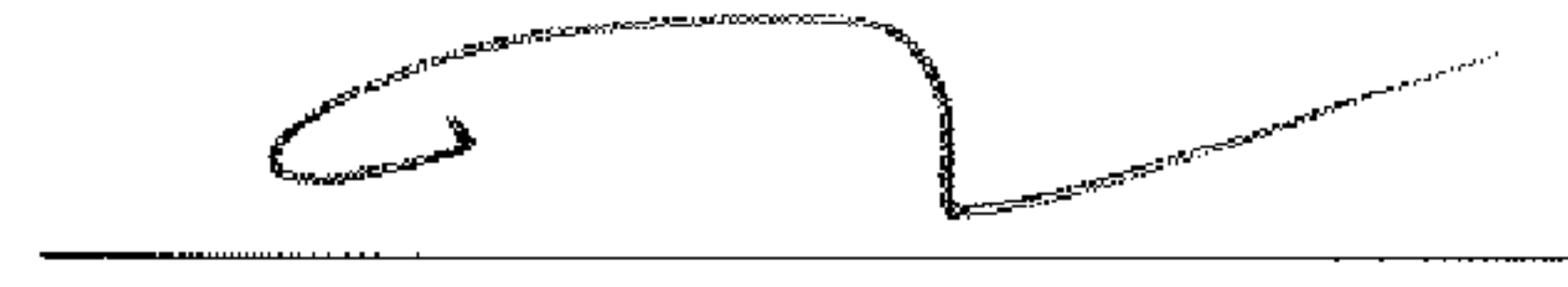

Ashleigh Brook

STATE OF Alabama
COUNTY Jefferson

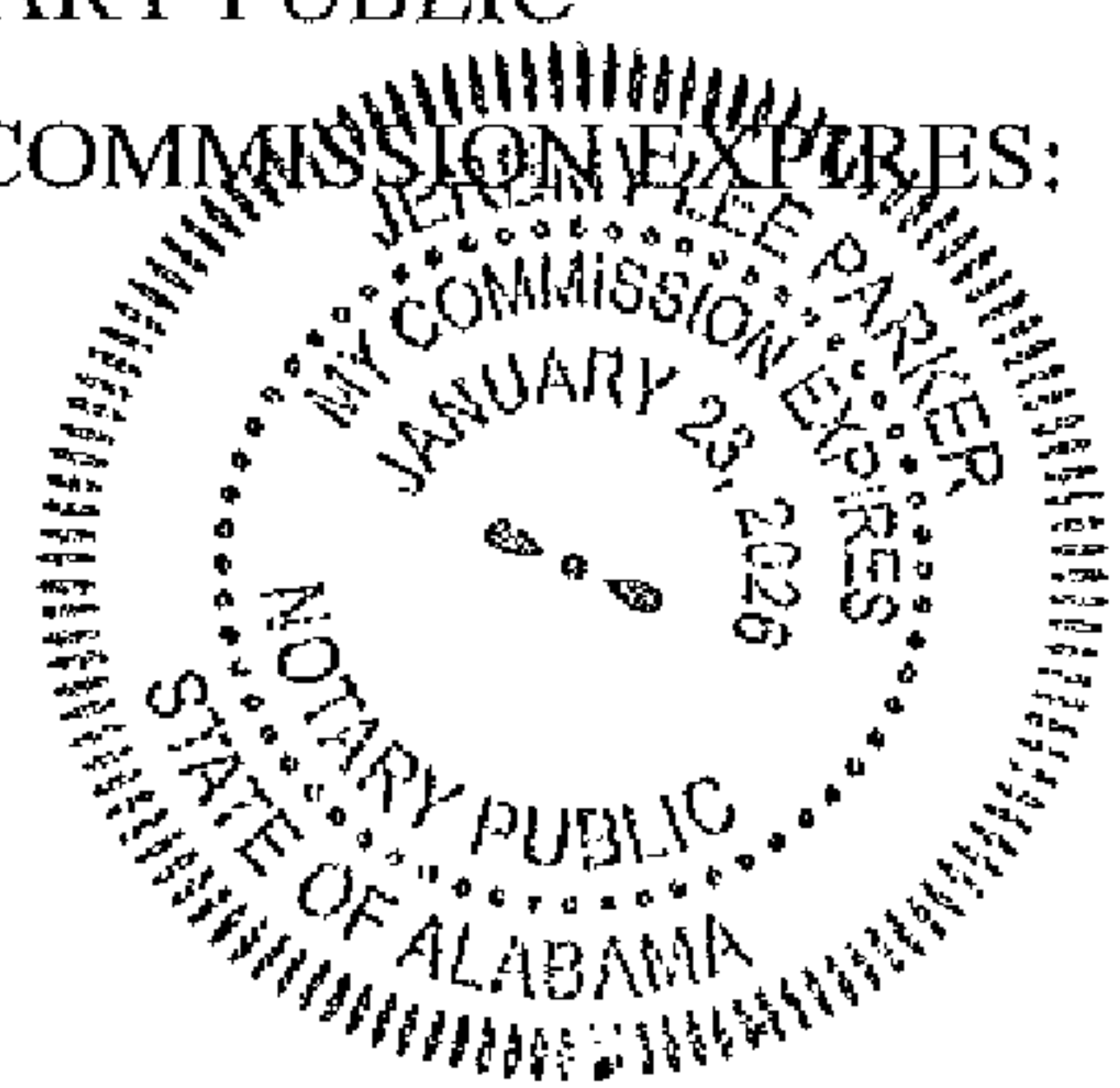
General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Robert Adam Brook Ashleigh Brook whose name(s)is/are signed to the foregoing conveyance, and who is/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 4th day of October, 2024



NOTARY PUBLIC
MY COMMISSION EXPIRES:



Prepared by: Parker Law Firm, LLC
Jeremy L. Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

