

SEND TAX NOTICE TO:

Nancy Lynn Van Brocklin and Andrew John Van
Brocklin
2722 Manor Circle
Gulf Breeze, FL 32563

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 **ONE MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$1,250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Ronald W. Smith II and Leslie Erin Smith, a married couple**, whose address is 3064 Madison Lane Chelsea AL 35043, (hereinafter "Grantor", whether one or more), by **Nancy Lynn Van Brocklin and Andrew John Van Brocklin**, whose address is 2722 Manor Circle, Gulf Breeze, FL 32563, (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 **Nancy Lynn Van Brocklin and Andrew John Van Brocklin, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 104 Burnham Street, Birmingham, AL 35242 to-wit:**

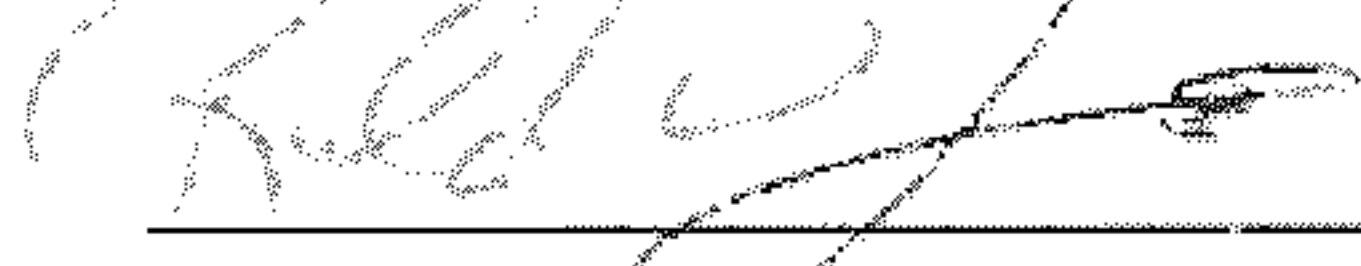
Lot 20-03, according to the Survey of Mt. Laurel-Phase IIIB, Sector 1, as recorded in Map Book 38, Page 26, in the Probate Office of Shelby County, Alabama.

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 \$0.00 executed and recorded simultaneously herewith.

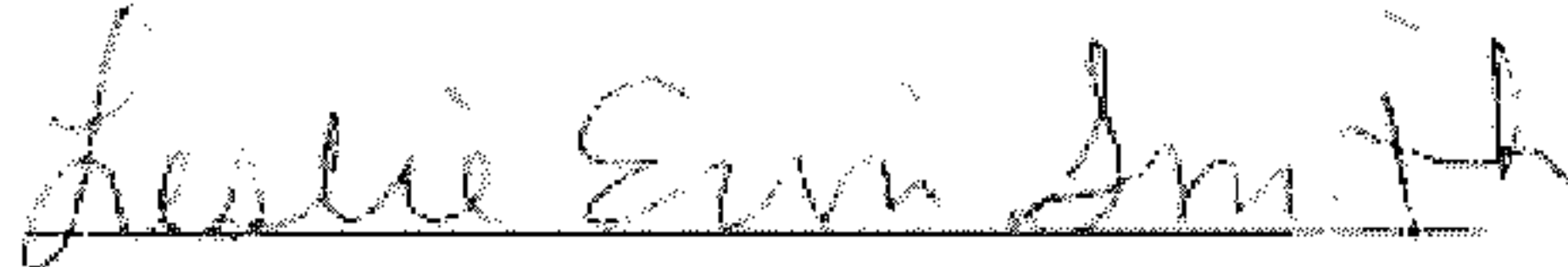
TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, 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.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 21st day of October, 2024.



Poor Quality

Ronald W. Smith II

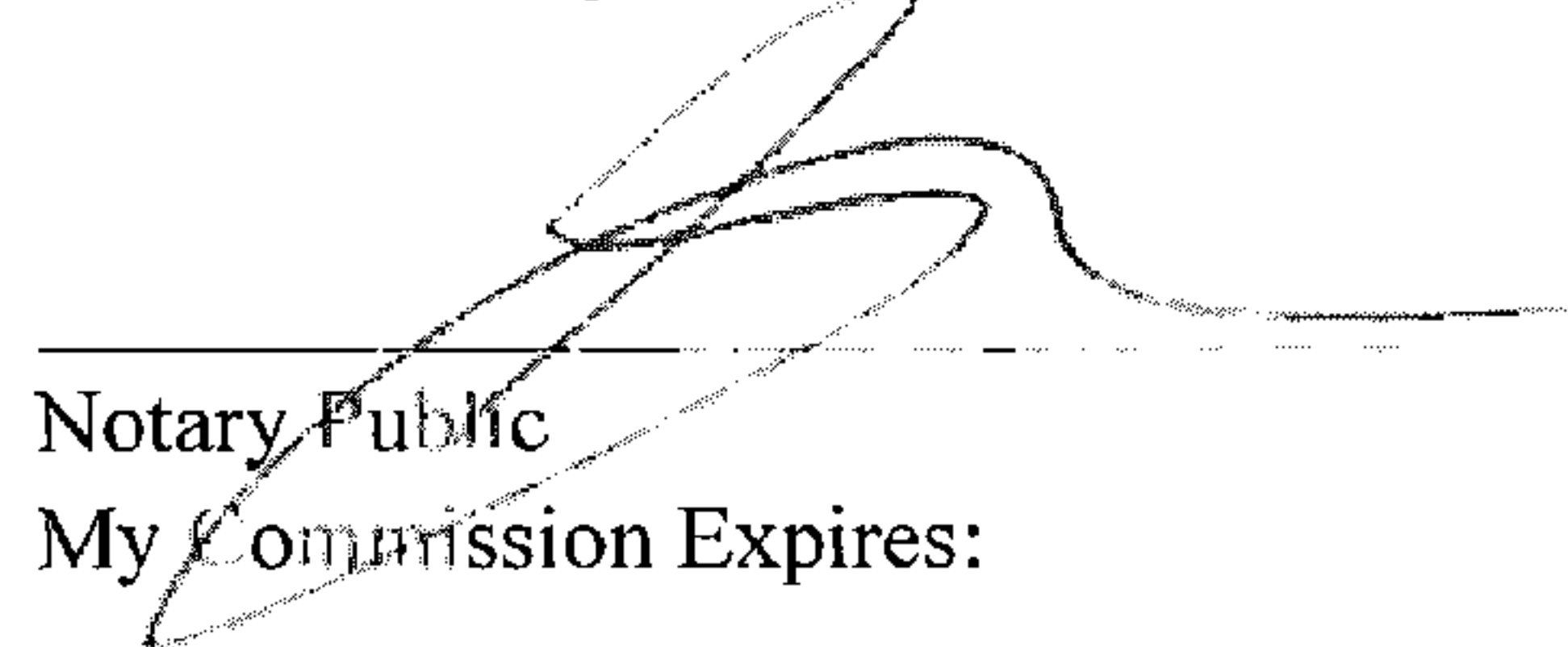


Leslie Erin Smith

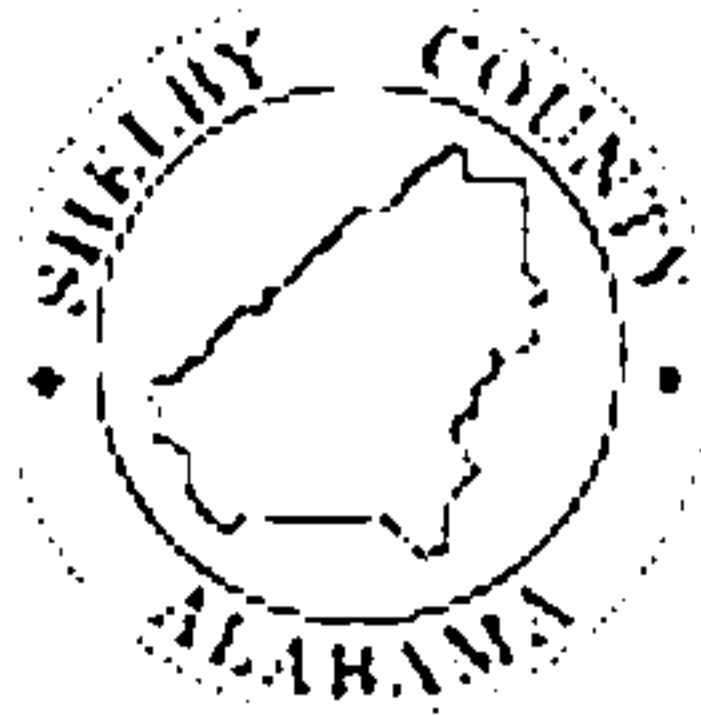
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ronald W. Smith II and Leslie Erin Smith 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 21st day of October, 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
10/28/2024 03:42:23 PM
\$1275.00 PAYGE
20241028000337260

