

SEND TAX NOTICE TO:
William M. Brown and Michelle L. Brown
2474 Vale Drive
Birmingham, Alabama 35244

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Two Hundred Seventy Thousand dollars & no cents (\$270,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Gerald Stovall, a married man

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

William M. Brown and Michelle L. Brown

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 4, BLOCK 2, ACCORDING TO THE MAP AND SURVEY OF INDIAN VALLEY, FIRST SECTOR, RECORDED IN MAP BOOK 5, PAGE 43, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

This property does not constitute the homestead of the Grantor(s) or spouse.

Subject to:

Taxes for the year 2024 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 19, Page 106.

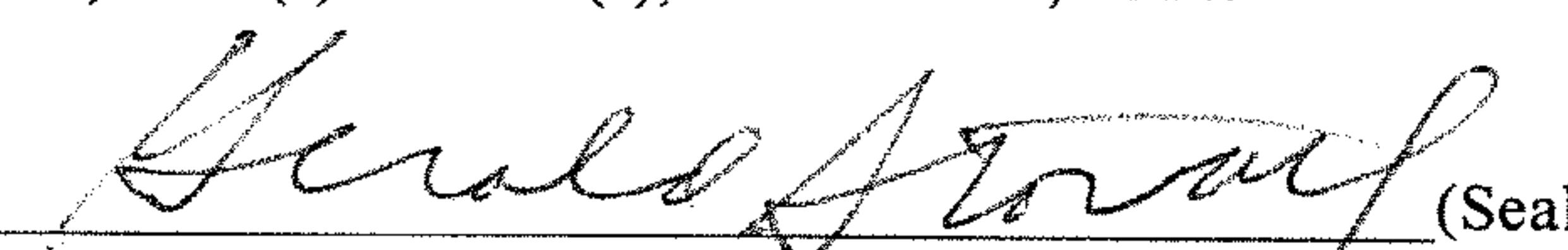
All outstanding rights of redemption in favor of all persons and entities entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated 10/14/2024 and recorded on 10/14/2024 in Instrument #20241014000321910, in the Probate Office of Shelby County, Alabama, under and in accordance with the laws of the State of Alabama or the United States of America. The company does not attempt herein to disclose or identify the names of all persons, firms, partnerships, corporations, association, governments, or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America. Nevertheless, rights of redemption exist, and at this time constitute a title defect, and said defect is expressly excepted from coverage under this Policy by virtue of this Exception. The Company expressly

disclaims any duty or other legal obligations to list or identify all, persons, firms, partnerships, corporations, associations, governments or other entities entitled to redeem the property under the laws of the State of Alabama or the United States of America and by acceptance of this Policy the Insured hereby releases and discharges the Company, and its issuing agent of and from any such duty, obligation, or undertaking. We require that the Purchaser execute an affidavit and indemnity agreement to acknowledge and hold harmless, Common Bond Title, LLC., and Stewart Title Guaranty Company, from any loss or damage that may arise out of that deed of foreclosure dated 10/14/2024, recorded in Instrument#20241014000321910, wherein there are outstanding rights of redemption as provided for in State and Federal Codes, including regulations of the Internal Revenue Service and to acknowledge that Marketability of Title is not insured. Also, subject to any loss, or damage, arising from any rights, claims or interest in the land of the mortgagor foreclosed on or any claim that the foreclosure by the foreclosing lender, set out in that deed of foreclosure referenced herein, is invalid.

TO HAVE AND TO HOLD Unto the said **GRANTEE(S)** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE(S)**, 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 **GRANTEE(S)**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), December 6, 2024.


 Gerald Stovall (Seal)
 Gerald Stovall

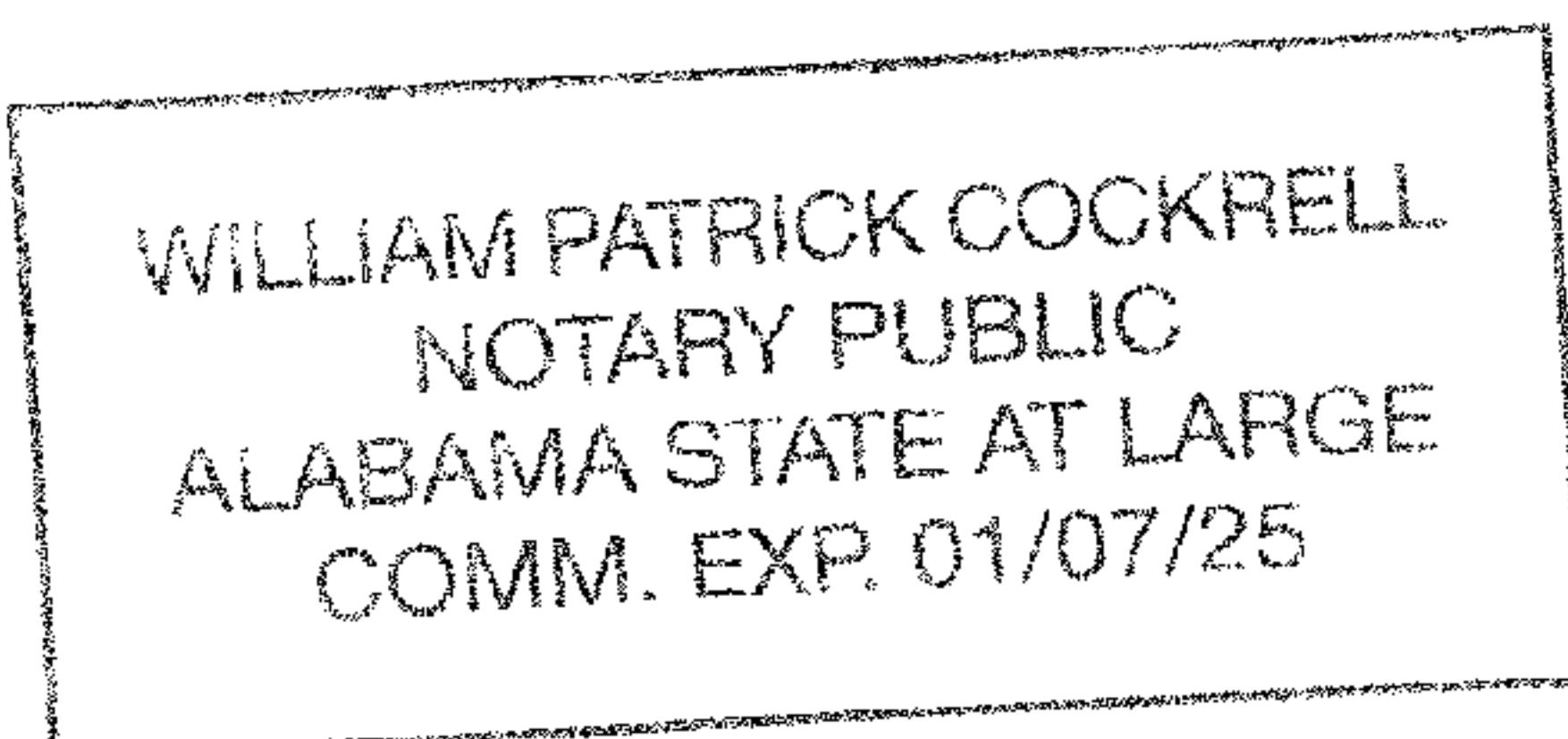
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gerald Stovall, a married man**, 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 he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of December, 2024



Notary Public.

(Seal)

My Commission Expires: _____

