

**SEND TAX NOTICE TO:**

Brigitta C. Brott  
2953 Kelham Grove Way  
Birmingham, AL 35242

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 **SIX HUNDRED FORTY NINE THOUSAND AND 00/100 (\$649,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Sue C. Smith and Harry H. Smith, Jr. , a married couple**, whose address is 1522 Lee rd 400 Opelika AL 36804, (hereinafter "Grantor", whether one or more), by **Brigitta Brott**, whose address is 2953 Kelham Grove Way, Birmingham, AL 35242, (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 **Brigitta Brott**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2953 Kelham Grove Way, Birmingham, AL 35242 to-wit:**

Lot 43, according to the Survey of The Village at Highland Lakes, Kelham Grove Neighborhood, Map Book 43, Page 87 A & B, in the Office of the Judge of Probate Shelby County, Alabama.

Together with; nonexclusive easement to use the private roadways, common areas all as more particularly described in the Easements and Master Protective Covenants for The Village at Highland Lakes, a Residential Subdivision, recorded as Instrument No. 20060421000186650 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for The Village at Highland Lakes, Regent Park Neighborhood, recorded as Instrument No. 20070223000084910, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

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 \$616,550.00 executed and recorded simultaneously herewith.

**Sue C. Smith is one and the same as Sue Smith.  
Harry H. Smith, Jr. is one and the same as Harry Smith.  
Brigitta Brott is one and the same as Brigitta C. Brott.**

**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 11th day of December, 2024.

Sue Smith

Sue Smith

Harry Smith

Harry Smith



STATE OF ALABAMA

COUNTY OF ~~JEFFERSON~~ Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that Sue Smith and Harry 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 11th day of December, 2024.

[Signature]  
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  
12/16/2024 03:17:50 PM  
\$57.50 JOANN  
20241216000384470

Allen S. Bayl