

Send tax notice to:

Old Brook Properties, LLC

5305 Harvest Ridge Lane
Grayher, AL 35242

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

Shelby COUNTY

Title Not Examined

Consideration \$279,000.00

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Clark D Edwards and Lucy C Edwards, husband and wife**, whose mailing address is: **5303 Harvest Ridge Lane, Birmingham, AL 35242** (hereinafter referred to as "Grantors") by **Old Brook Properties, LLC** whose property address is: **421 Old Brook Circle, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Old Brook Place, Map Book 19, Page 41, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

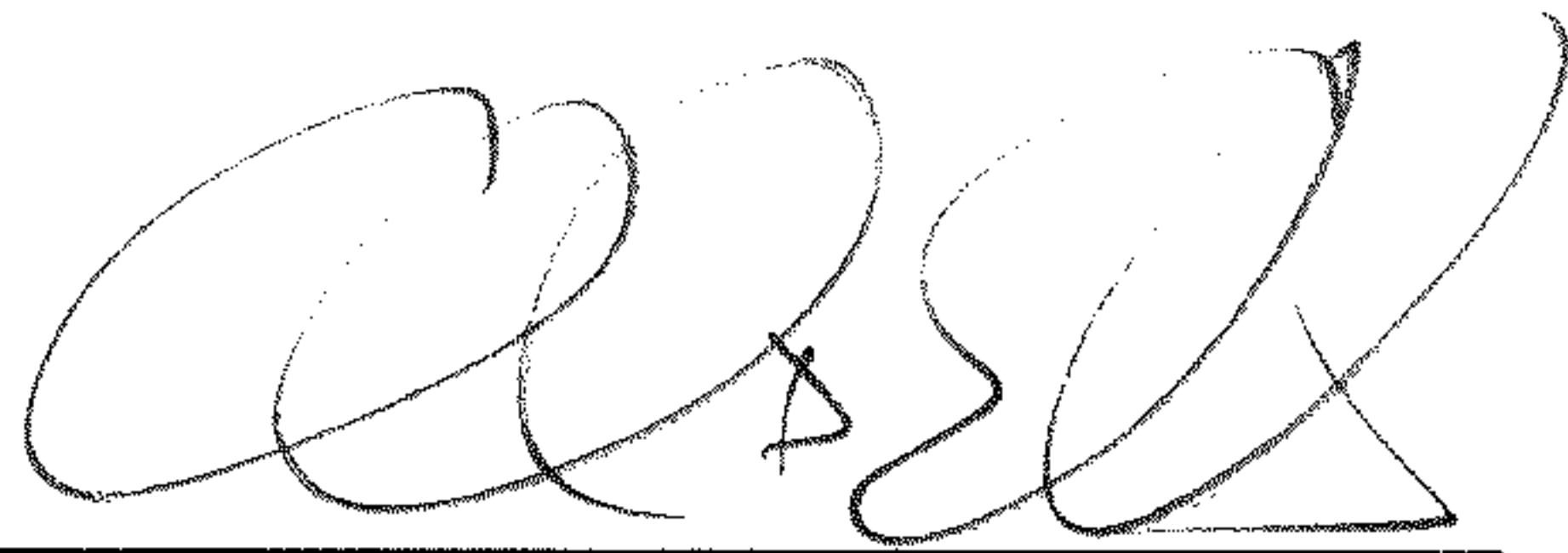
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Subject to existing easements, current taxes, restrictions, set back lines and rights of way, if any, of record.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

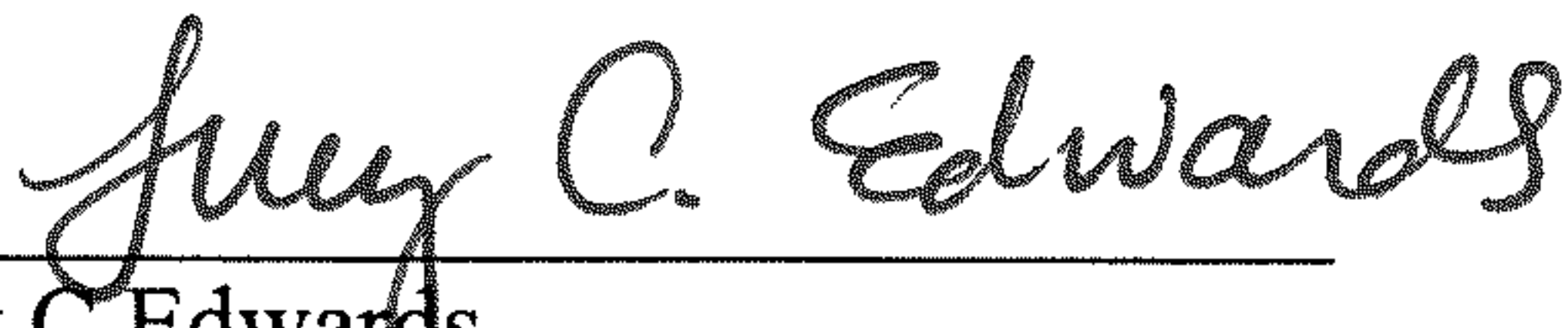
TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set our hand and seal this the 27 day of December, 2024.



Clark D Edwards

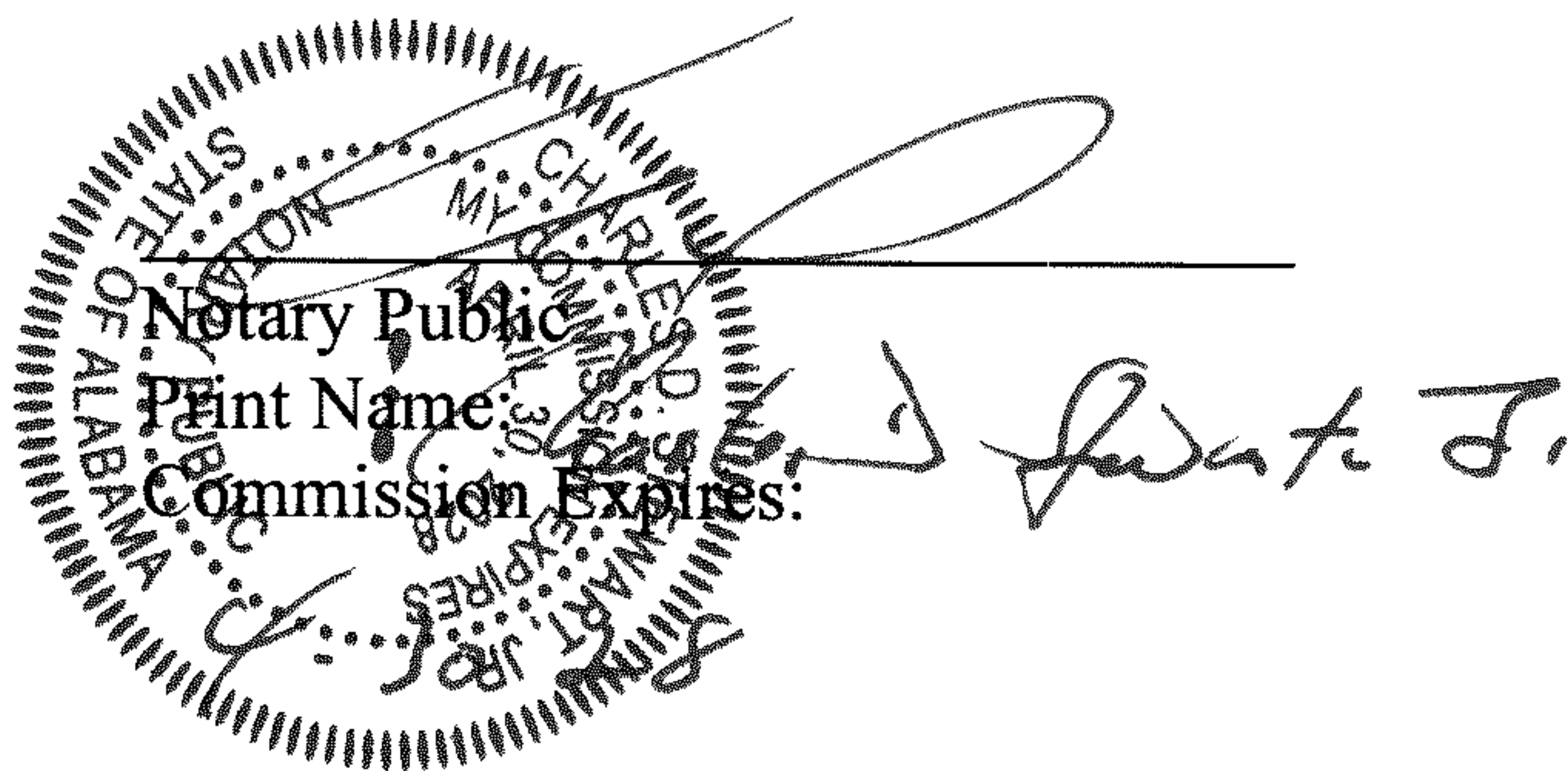


Lucy C Edwards

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clark D Edwards and Lucy C Edwards whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27 day of December, 2024.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/02/2025 12:35:01 PM
\$304.00 BRITTANI
20250102000001200

