

Send tax notice to:
Jason B Jones
112 Old Brook Place
Birmingham, 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

2025008

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Three Hundred Fifty-Four Thousand and 00/100 Dollars (\$354,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Hall Homes, LLC** whose mailing address is: 9215 Bear Creek Rd Sterrett, AL 35147 (hereinafter referred to as "Grantor") by **Jason B Jones and Amie H Brasher** whose property address is: **112 Old Brook Place, 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, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 47, according to the Survey of Old Brook Place, as recorded in Map Book 19, page 41, in the Probate Office 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. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Inst. No. 1994-35287 and Inst. No. 1995-13687.
5. Right-of-way for utility easement recorded in Shelby Real 42, Page 227.
6. Easement granted to BellSouth Telecommunications recorded in Inst. No. 1995-7419.

\$154,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

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.

IN WITNESS WHEREOF, the said Grantor, Hall Homes, LLC, by William Brett Hall, its Member, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 31 day of January, 2025.

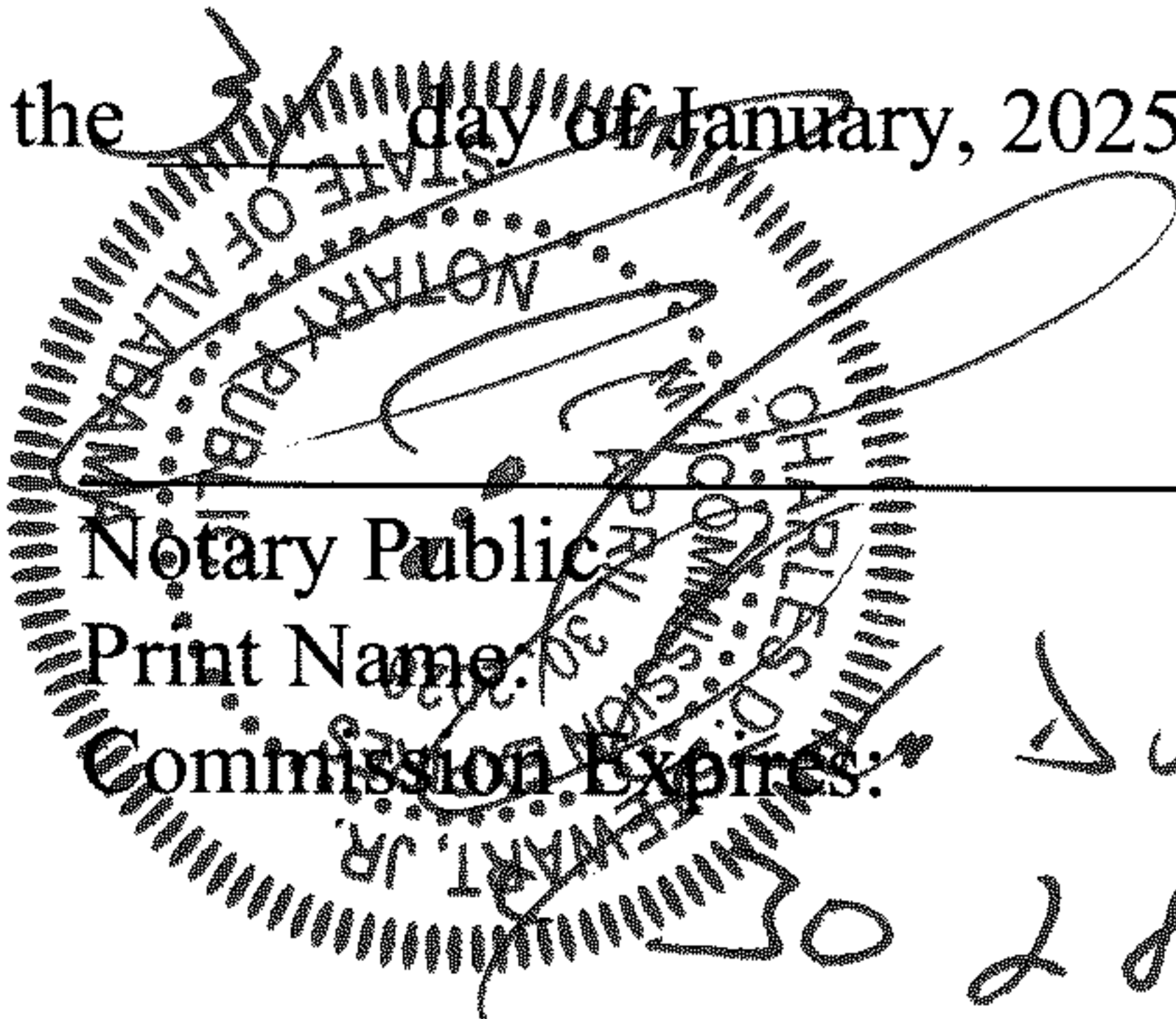
Hall Homes, LLC

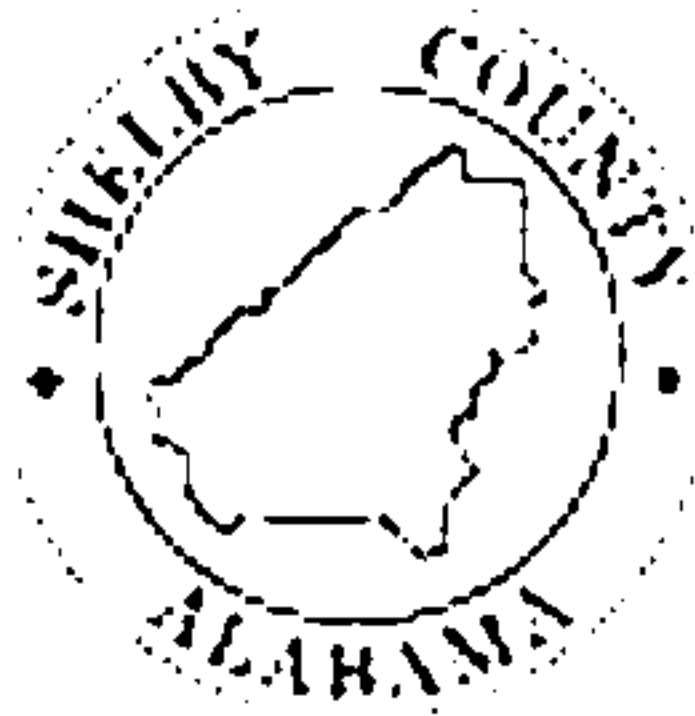
William Brett Hall
BY: William Brett Hall
ITS: Member

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Brett Hall, whose name as Member of Hall Homes, LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument and with full authority, executed the same voluntarily for and as an act of said company.

Given under my hand and official seal this the 31 day of January, 2025.


Notary Public
Print Name: Charles D. Stewart, Jr.
Commission Expires: 01/30/2028
30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2025 12:59:26 PM
\$225.00 PAYGE
20250203000032610

Allie S. Bezel