

PSend Tax Notice to:

David Fatherree

109 Sand Pebble St.
Alabaster AL 35007

[Space Above This Line for Recording Data]

WARRANTY DEED

Source of Title: Instrument #20200831000384870

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Two Hundred Ninety Nine Thousand and 00/100 Dollars (\$299,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Hanah Danielle Brock and Blake Brock, a married couple as to their homestead**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 4672 Old Hwy. 280, Sterrett, AL 35147 does hereby grant, bargain, sell and convey unto **David Fatherree** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 109 Sand Pebble St. Alabaster AL 35007, the following described real estate, situated in Shelby County, Alabama, having an address 109 Sand Pebble Street, Alabaster, AL 35007 to wit:

Lot 43, except the North one (1) foot, according to the Survey of Second Sector, Portsmouth, as recorded in Map Book 6, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$ 239,200.00 of the consideration recited above was paid from a first priority Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 stated 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, their heirs and assigns forever, against the lawful claims of all persons.

2/28 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the ____ day of
____, 2025.

Hanah Danielle Brock
Hanah Danielle Brock

Blake Brock
Blake Brock

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Hanah Danielle Brock and Blake Brock**, 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 28th day of
February, 2025.

Jeninne H. Poe
Notary Public

[SEAL]

My Commission Expires: 8-9-2028



This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
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File No.: ATB4243



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2025 09:39:15 AM
\$85.00 PAYGE
20250303000061480

Allen S. Bayl