

SEND TAX NOTICE TO:

Earl Franklin Holley, Jr.
215 Calloway Lane
Pelham, AL 35124

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 **TWO HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 (\$234,900.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brandi Davis, an unmarried woman**, whose address is 1244 North Church Rd. Bessmer, AL 35023

(hereinafter "Grantor", whether one or more), by **Earl Franklin Holley, Jr.**, whose address is 215 Calloway Lane Pelham AL. 35124 (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 **Earl Franklin Holley, Jr.**, the following described real estate situated in Shelby County, Alabama, the address of which is **215 Calloway Lane, Pelham, AL 35124** to-wit:

Lot 24, according to the plat of Calloway Cove Townhomes, Plat No. 1, as recorded in Map Book 31, Page 67, in the Probate Office of Shelby County, Alabama.

EARL FRANKLIN HOLLEY, JR. is one and the same person as EARL FRANKLIN HOLLEY. 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 \$208,485.00 executed and recorded simultaneously herewith.

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 30th day of April, 2025.

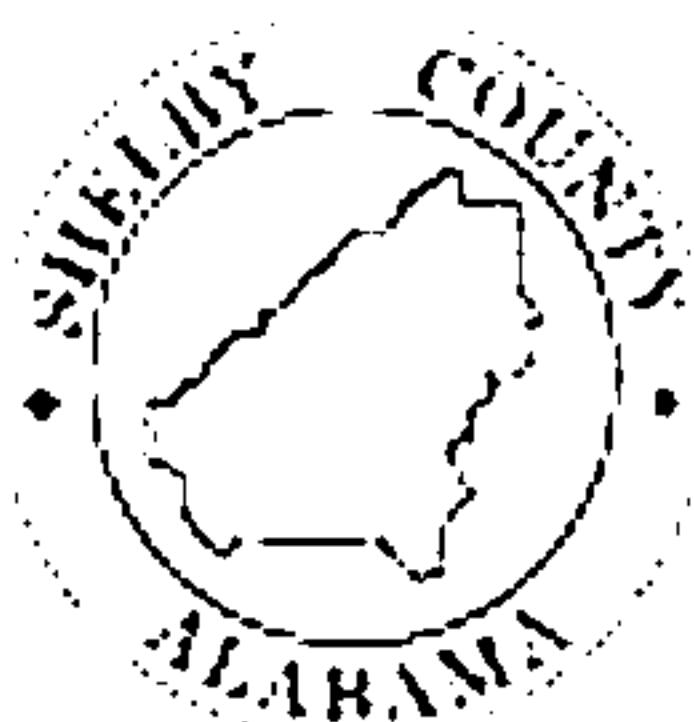
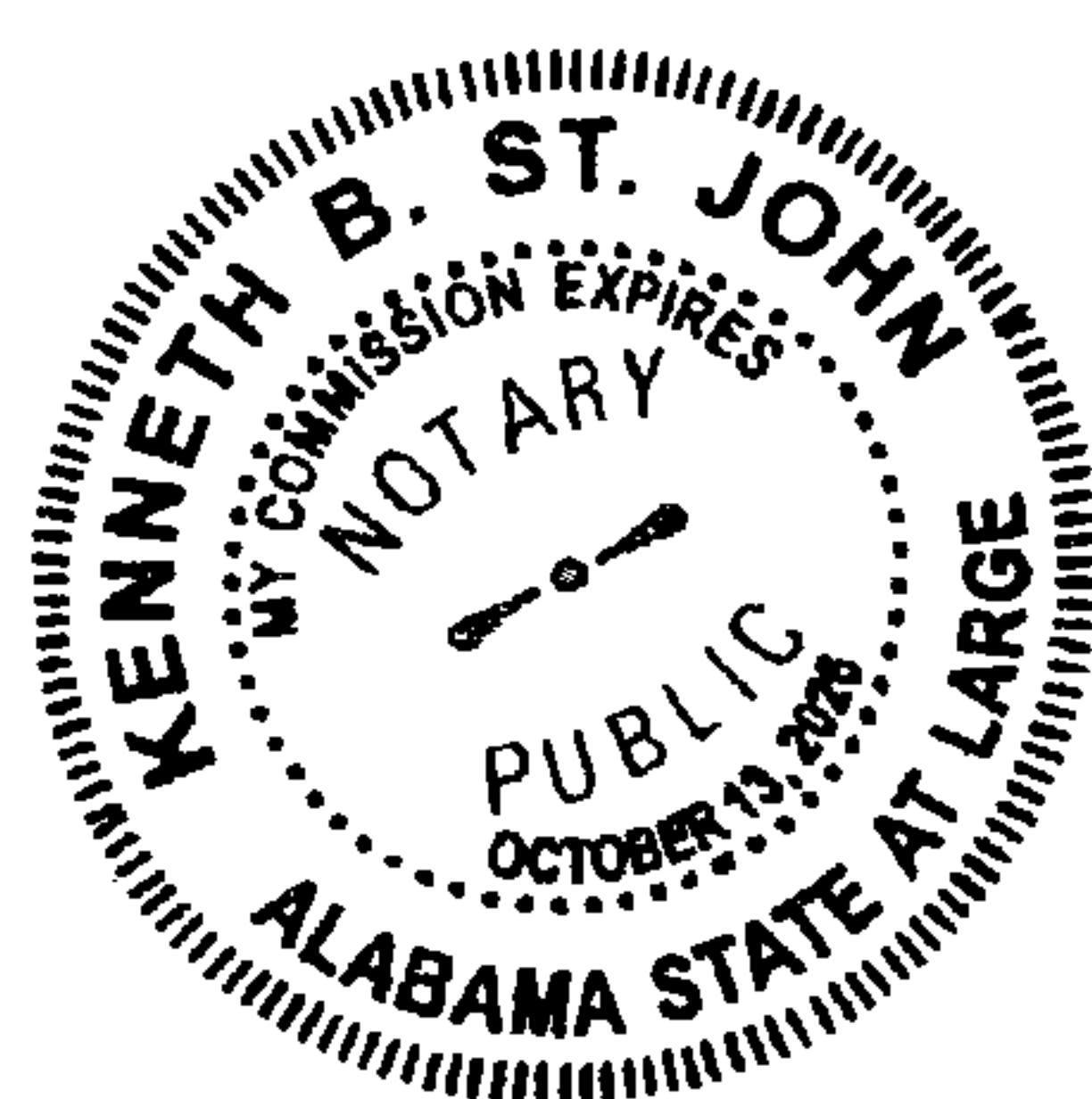
Brandi Davis
Brandi Davis

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Brandi Davis whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2025.


Notary Public: Kenneth B. St. John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2025 12:49:58 PM
\$51.50 BRITTANI
20250501000130160

Allie S. Boyd