

SEND TAX NOTICE TO:

Jack Popwell and Jordan Ware
404 Waterford Highlands Way
Calera, AL 35040

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 NINETY SIX THOUSAND AND 00/100 (\$296,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Christopher William Brown and Abby Burns Brown fka Abby Elizabeth Burns, husband and wife**, whose address is 1469 Secretariat Drive, Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Jack Popwell and Jordan Ware, husband and wife**, whose address is 404 Waterford Highlands Way, Calera, AL 35040, (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 **Jack Popwell and Jordan Ware, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **404 Waterford Highlands Way, Calera, AL 35040 to-wit:**

Lot 452, according to the Survey of Waterford Highlands, Sector 2, Phase 2, as recorded in Map Book 30, Page 111, in the Probate Office of Shelby County, Alabama.

Abby Burns Brown is one and the same person as Abby Elizabeth Burns, grantee in that certain deed recorded on 03/17/2023 as Instrument Number 20230317000074460 in the Probate Office of Shelby County, Alabama.

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 \$290,638.00 and a third-party second mortgage in the amount of \$10,000.00 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 2nd day of May, 2025.

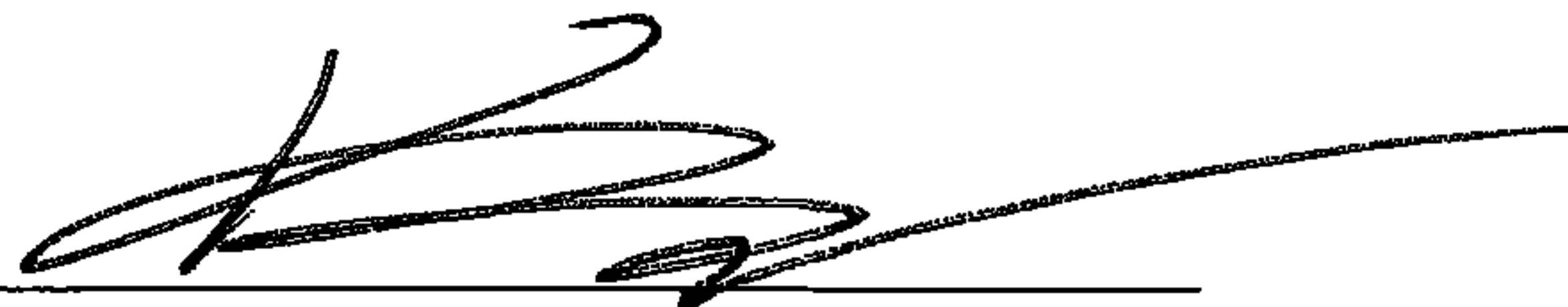

Christopher William Brown


Abby Burns Brown fka Abby Elizabeth Burns

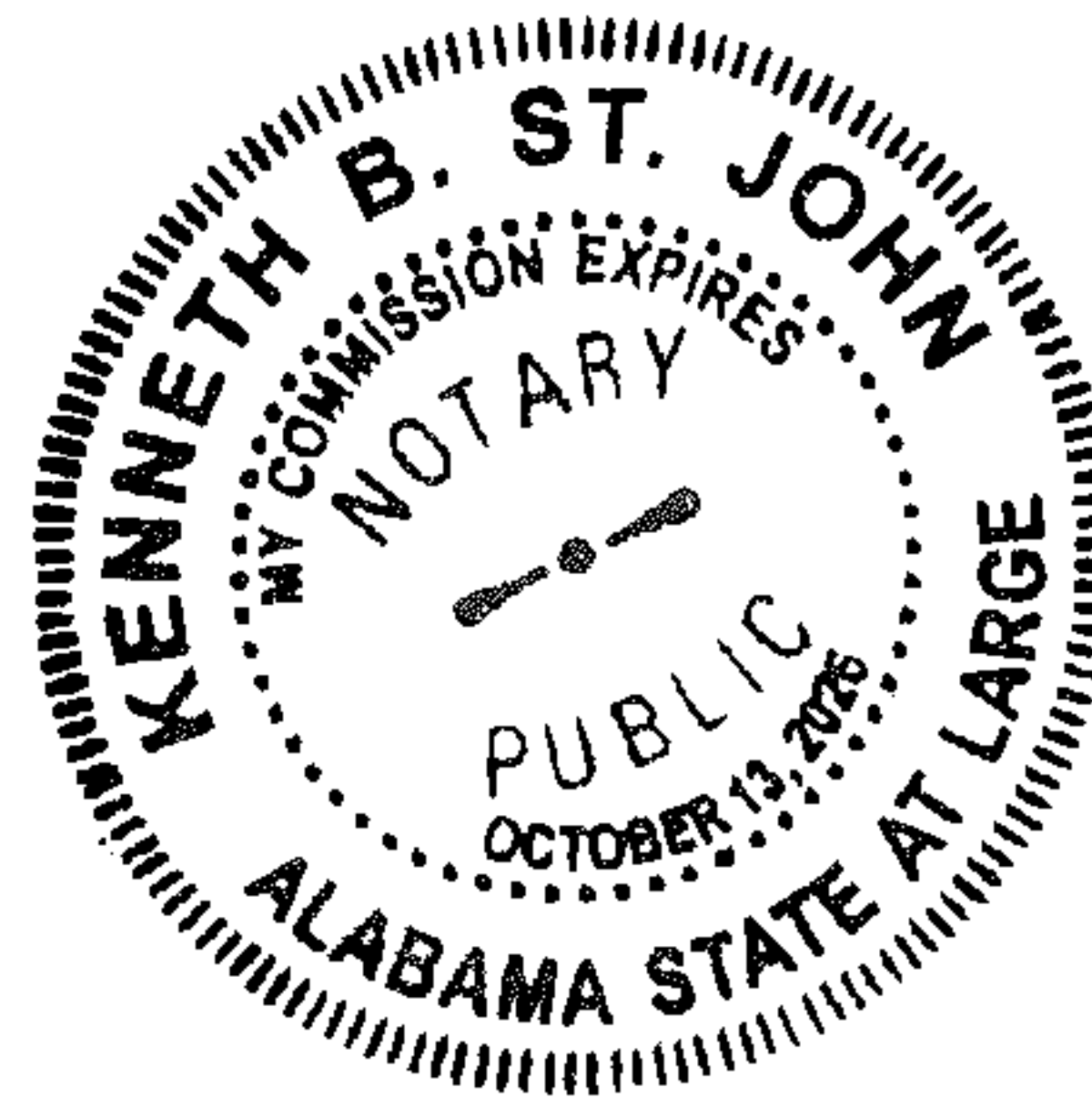
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Christopher William Brown and Abby Burns Brown fka Abby Elizabeth Burns, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2025.



Notary Public
Printed Name: 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
05/05/2025 08:25:51 AM
\$27.00 PAYGE
20250505000132600

