



20250512000142200 1/3 \$38.00  
Shelby Cnty Judge of Probate, AL  
05/12/2025 10:26:19 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:  
MATTHEW T. MURPHY  
J. CLAY MADDOX, LLC  
ATTORNEYS AT LAW  
409 LAY DAM ROAD  
CLANTON, AL 35045  
(205)755-1975

**WARRANTY DEED  
LIFE ESTATE**

**SEND TAX NOTICES TO:**

83 Norris Ln.  
Alabaster AL 35007

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, **Samuel W. Brown and Debra Brown, a married couple**, in hand paid by the GRANTEES, **Whitney Morgan Belk**, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEES, in fee simple, reserving a life estate unto themselves, **Samuel W. Brown and Debra Brown**, the following described real estate situated in Shelby County, Alabama, to wit:

**SEE ATTACHED EXHIBIT A**

**This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.**

**The Grantors expressly reserves unto themselves, Samuel W. Brown and Debra Brown, a life estate in and to said property, and it is the Grantor's expressed intention to convey to the Grantee only the remainder interest in said property.**

**NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.**

**Prior Deed Reference: Instrument No.: 20230907000270560.**

Shelby County, AL 05/12/2025  
State of Alabama  
Deed Tax: \$10.00



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TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns.

AND THE GRANTOR, does for himself, his heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that I will, and my heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, on this 29 day of April, 2025.



Samuel W. Brown

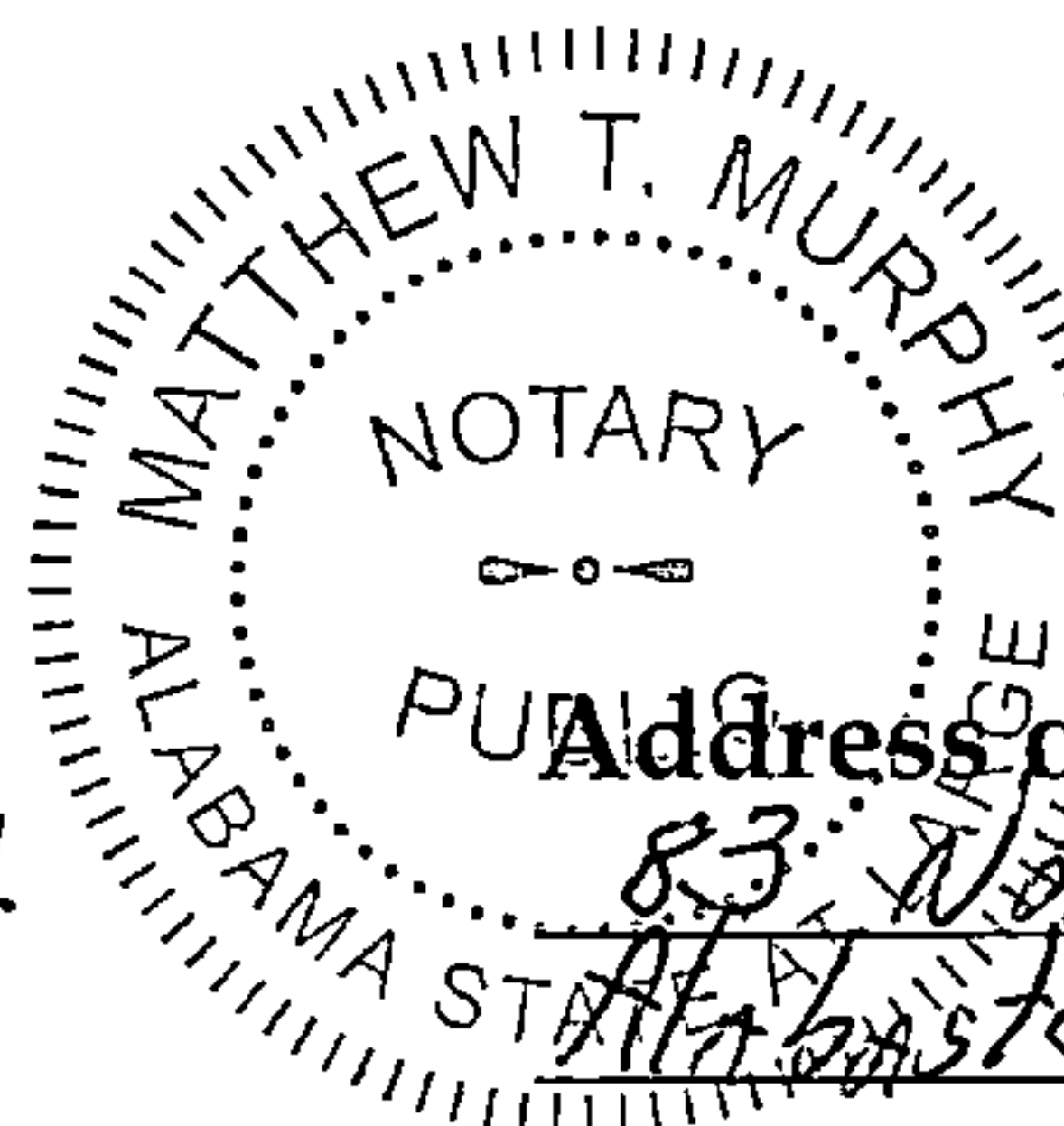


Debra Brown

STATE OF ALABAMA           )  
  )  
COUNTY OF SHELBY        )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Samuel W. Brown and Debra Brown**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of April, 2025.



  
NOTARY PUBLIC

My Commission Expires: 12/3/2025

Address of Grantee:  
1104 Kent Dairy Rd.  
Alabaster, AL 35007

Address of Grantor:  
83 Morris Lane  
Alabaster, AL 35007

Property Address:  
1104 Kent Dairy Rd  
Alabaster, AL 35007

TAV: \$10,000.00

EXHIBIT A



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Lot 1, according to the Survey of Brown's Addition to Norris Lane as recorded in Map Book 60, Page 15, in the Probate Office of Shelby County, Alabama.