

**SEND TAX NOTICE TO:**

Brandon E. Franklin and Courtney Franklin  
119 Tyler Circle  
Vincent AL 35178

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 HUNDRDED THIRTY EIGHT THOUSAND NINETY FIVE DOLLAR **(\$238,095.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, Christi M. Holston, a married person, Brandon E. Franklin and Courtney Franklin, a married couple, whose address is 155 Apricot Lane Calera AL 35040, (hereinafter "Grantor", whether one or more), by **Brandon E. Franklin and Courtney Franklin, a married couple**, whose address is 119 Tyler Circle Vincent, AL 35178 (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, **Brandon E. Franklin and Courtney Franklin, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **119 Tyler Circle, Vincent, AL 35178**, to-wit:

**Lot 39, according to the Amended Map of Hanna Farms, as recorded in Map Book 26, Page 129, in the Probate Office of Shelby County, Alabama.**

**This property is not the homestead of the Grantor nor the Grantor's spouse.**

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.

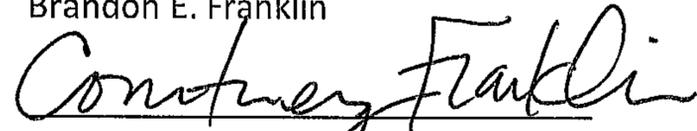
Subject to a third-party mortgage in the amount of \$238,095.00 executed and recorded simultaneously herewith.

**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 17th day of June, 2025.

  
Christi M Holston

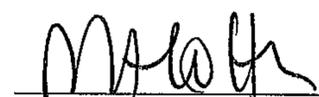
  
Brandon E. Franklin

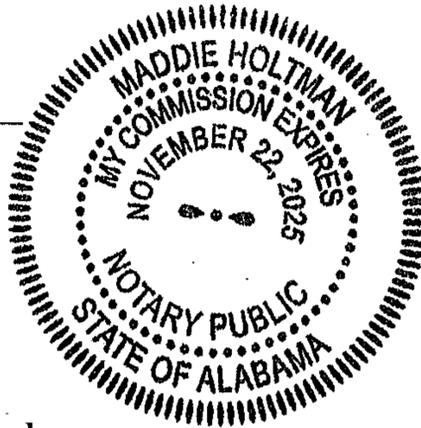
  
Courtney Franklin

STATE OF ALABAMA  
COUNTY OF ST. CLAIR

I, the undersigned Notary Public in and for said County and State, hereby certify that Christi M Holston, Brandon E. Franklin and Courtney Franklin, whose name(s) is/are 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 17th day of June, 2025.

  
Notary Public  
My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2025 11:10:43 AM  
\$27.00 PAYGE  
20250701000198970

