

SEND TAX NOTICE TO:

Brandon Willis
1066 Grand Oaks Drive
Hoover, AL 35022

This instrument prepared by:
James F. Willis
JFW LAW, LLC.
1116 20th ST S. Box 503
Birmingham, Alabama 35205

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FIVE HUNDRED THIRTY THOUSAND AND 00/100 Dollars (\$530,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James Inscho and Georgia Blair, husband and wife**, whose address is 8365 Wynwood Circle, Helena, AL 35080, (hereinafter "Grantor", whether one or more), by **Brandon Willis**, (hereinafter "Grantee", whether one or more), whose address is 1066 Grand Oaks Drive Hoover, AL 35022, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Brandon Willis**, the following described real estate situated in Shelby County, Alabama, the address of which is **1066 Grand Oaks Drive, Hoover, AL 35022** to-wit: :

Lot 39, according to the Final Plat of Grand Oaks, as recorded in Map Book 31, Page 68, in the Probate Office of Shelby County, Alabama.

Source of Title: Inst. No. 20210305000111630

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 \$520,400.00 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.

Poor Quality

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27th day of June, 2025.

James Inscho
James Inscho

Georgia Blair
Georgia Blair

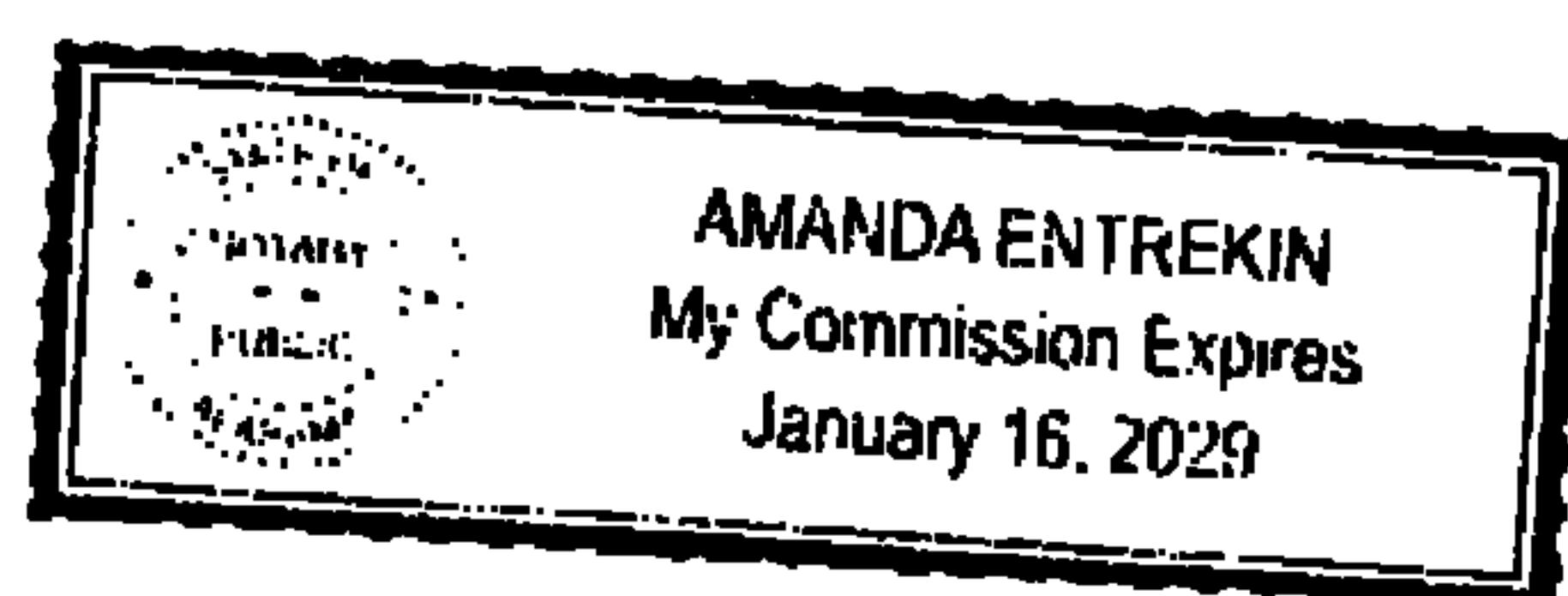
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, **James Inscho and Georgia Blair**, 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 on this 27th day of June, 2025.

Amanda Entrekin
Amanda Entrekin
Notary Public

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2025 12:48:23 PM
\$35.00 BRITTANI
20250702000201460

Allie S. Boyd