

This Instrument Prepared by:
Kim McConnell
K McConnell Law, LLC
3187 Lee Street
Pelham, AL 35124

Send Tax Notice To:
Richard Scott McCallum
3017 Brook Highland Dr.
Birmingham, AL 35242

WARRANTY DEED (Plain)

State of Alabama
County of Shelby

Know all Men by These Presents, that in consideration of one dollar and other good and valuable consideration to the undersigned GRANTOR, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Matt Eady, a married man (herein referred to as grantor), does grant, bargain, sell and convey unto Richard Scott McCallum (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Habersham Place, as recorded in Map Book 37, Pages 1, A & B, in the Office of the Judge of Probate of Shelby County, Alabama

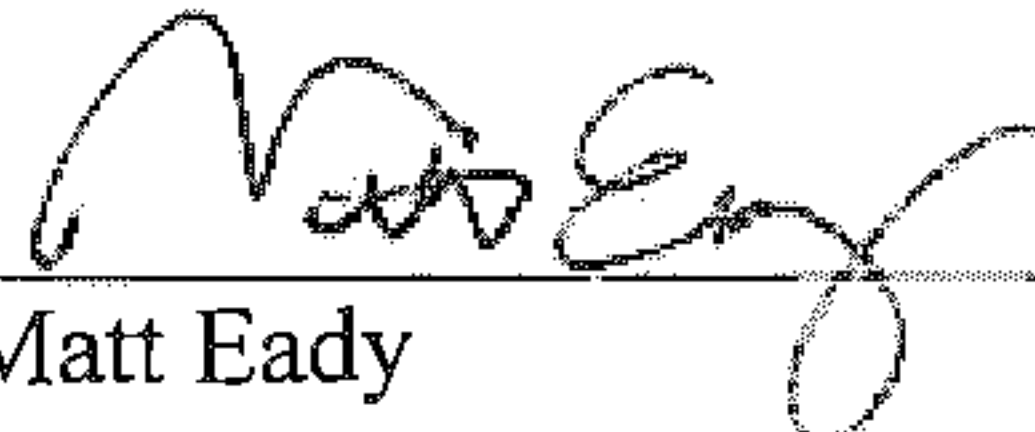
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

This deed is being prepared without the benefit of a title search

The above described property is not the homestead of the grantor or his spouse

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this 20th day of August, 2025.

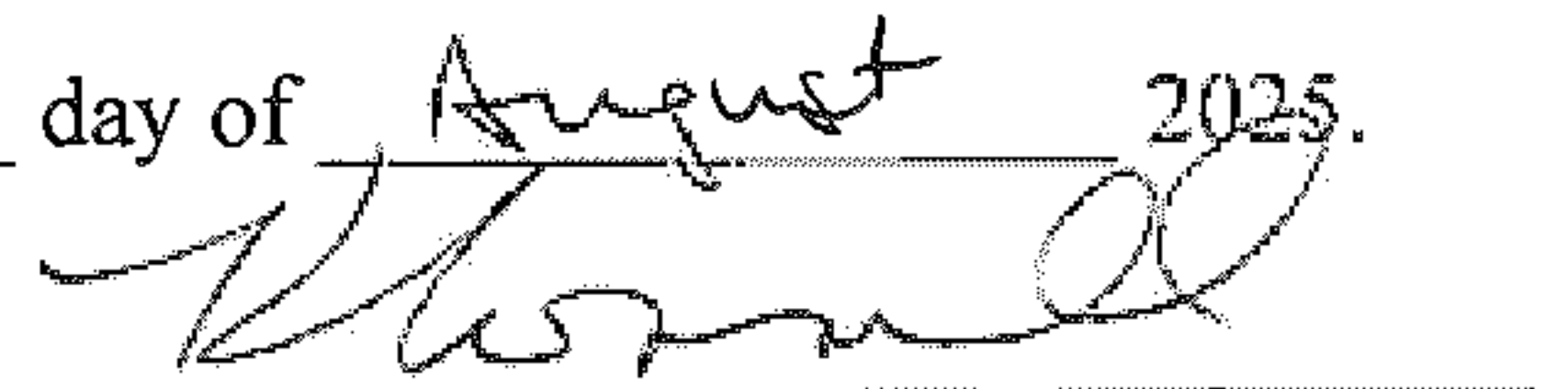

Matt Eady

General Acknowledgment

STATE OF ALABAMA)
COUNTY OF SHELBY)

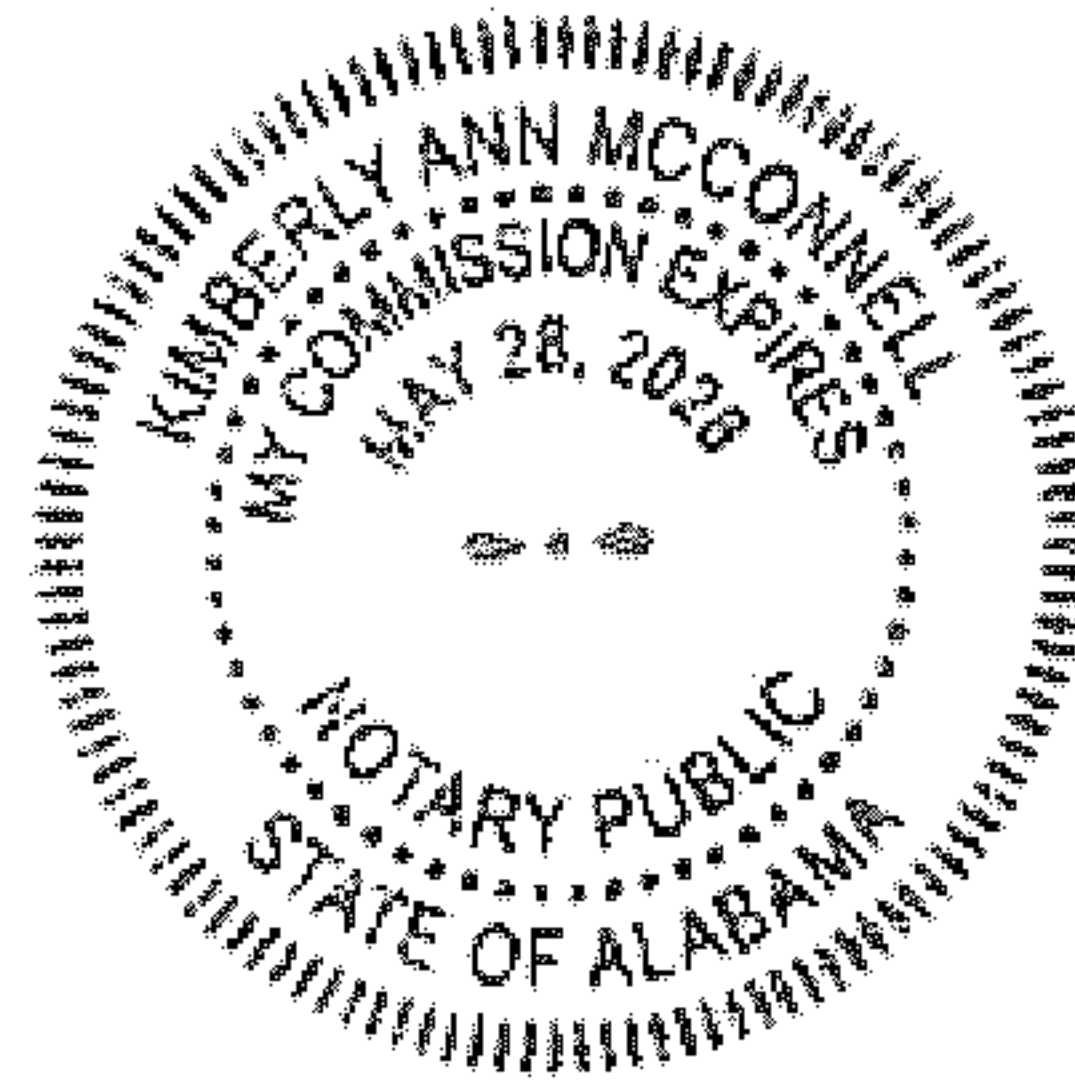
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Matt Eady, whose names is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of August 2025.



Notary Public

My commission expires: 5/28/28



(SEAL)

