

Send tax notice to:
Mason Vansword
4552 Magnolia Drive
Birmingham, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025284

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Twenty-Five Thousand and 00/100 Dollars (\$525,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **James Brandon Stamps and Lauren Bobba Stamps, husband and wife** whose mailing address is: 3035 Ritha Circle B'ham, AL 35242 (hereinafter referred to as "Grantors") by **Mason Vansword and Mary Elizabeth Vansword** whose property address is: **4552 Magnolia Drive, Birmingham, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of The Magnolias at Brook Highland, as recorded in Map Book 13, page 102 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals' within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Declaration of Protective Covenants appearing of record in Real 263, Page 551.
5. Articles of Incorporation of The Magnolias at Brook Highland Homeowners Association, Inc. recorded in Real 263, Page 578.
6. By-Laws of The Magnolias at Brook Highland Homeowners Association, Inc. recorded in Real 263, Page 586.
7. Declaration of Protective Covenants for the watershed property with the Water Works and Sewer Board of the City of Birmingham recorded in Real 194, Page 54.
8. Easement to the Water Works and Sewer Board of the City of Birmingham recorded in Real 253, Page 817.
9. Drainage Easement Agreement recorded in Real 125, Page 238.

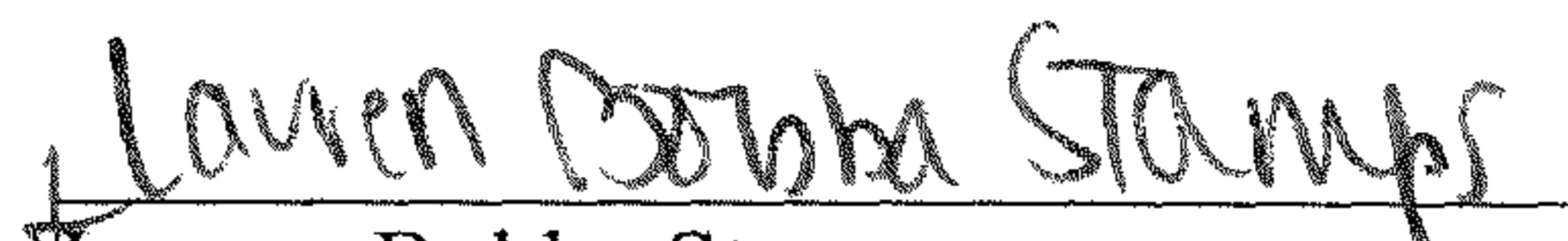
\$393,750.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 22 day of August, 2025.

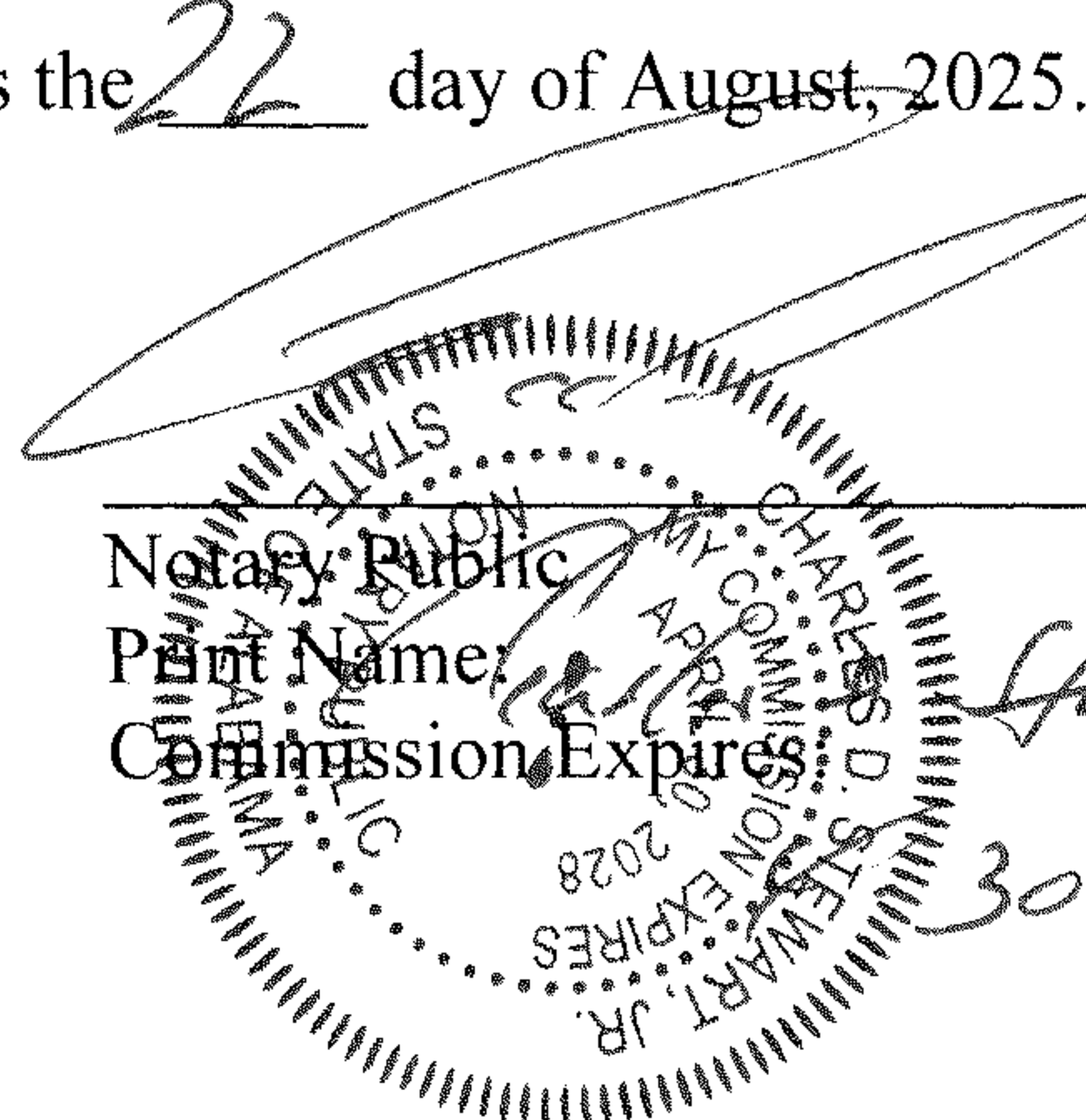

James Brandon Stamps

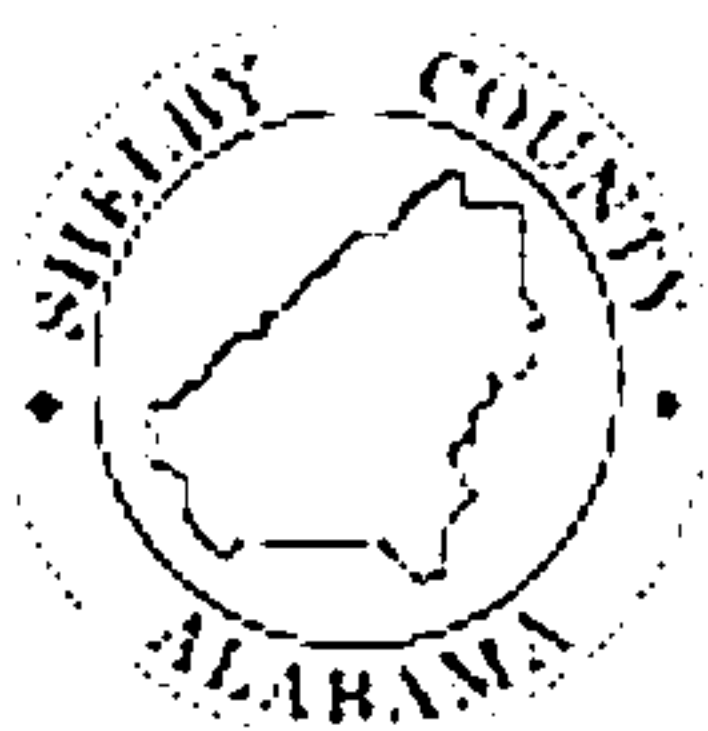

Lauren Bobba Stamps

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James Brandon Stamps and Lauren Bobba Stamps whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22 day of August, 2025.


Notary Public
Print Name: Charles S. Stewart, Jr.
Commission Expires: 08/30/2028
Stewart, F.
30 28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/25/2025 02:32:19 PM
\$156.50 JOANN
20250825000260660

Allie S. Bayl