

Send Tax Notice to:  
FSY Real Estate Holdings, LLC  
9092 Parkway E  
Birmingham, AL 35206-1560

[Space Above This Line for Recording Data]

## WARRANTY DEED

Source of Title: Instrument #20150803000266300

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW BY ALL MEN THESE PRESENTS, that in consideration of Five Hundred Thousand and 00/100 Dollars (\$500,000.00), which represents the tax-assessed value of the property, I or we, Jeffrey P. Browning and Renae B. Helmke, n/k/a Renae B. Browning, a married couple, (collectively herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 1144 Eagle Park Rd, Birmingham, AL 35242, does hereby grant, bargain, sell and convey unto FSY Real Estate Holdings, LLC, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 9092 Parkway E, Birmingham, AL 35206-1560, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson County, Alabama, having an address of 1144 Eagle Park Rd, Birmingham, AL 35242, to wit:

Lot 24, according to the Map and Survey of Eagle Point, 12<sup>th</sup> Sector, Phase 1, as recorded in Map Book 22, Page 43 A&B, in the Office of Judge of Probate of Shelby County; begin situated in Shelby County, Alabama.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record, any and all minerals or mineral rights leased, granted, or retained by prior owners.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, 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 stated 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 22<sup>nd</sup> day of August, 2025.

Jeffrey P. Browning  
Jeffrey P. Browning

Rena B. Helmke AKA Rena B. Browning  
Rena B. Helmke n/k/a Reane B. Browning

STATE OF ALABAMA

COUNTY OF Jefferson

I, NATHAN R. CORDLE, a Notary Public in and for said county in said state, hereby certify that **Jeffrey P. Browning and Rena B. Helmke, n/k/a Rena B. Browning**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 25<sup>th</sup> day of August, 2025.

Nathan R. Cordle  
Notary Public

[SEAL]

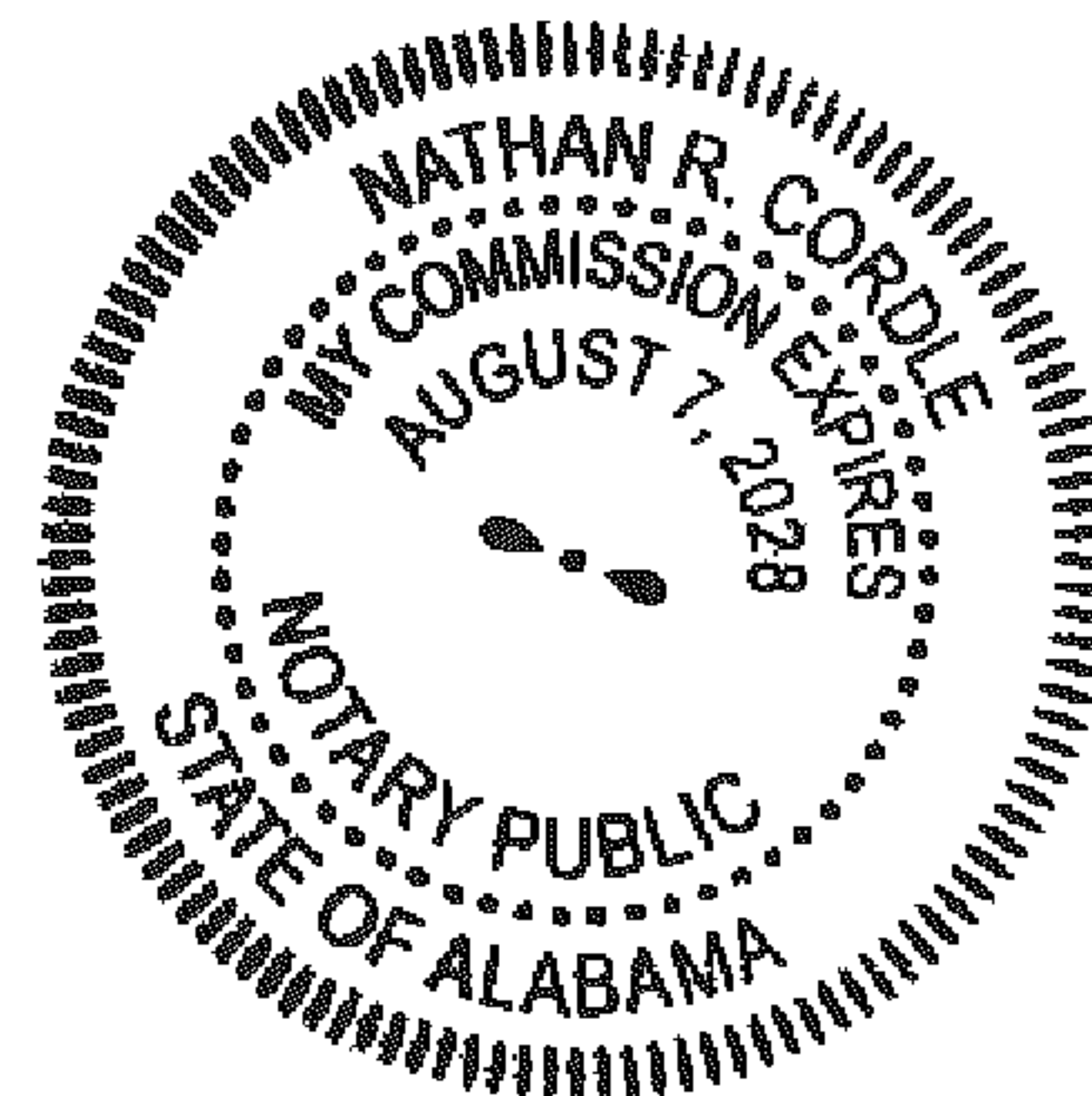
My Commission Expires: 8/7/2028

This instrument was prepared by:  
The Law Offices of Nathan R. Cordle, LLC  
Nathan R. Cordle, Esq.  
1801 Oxmoor Road, Suite 100  
Birmingham, AL 35209  
(205) 848-8003

File No.: ATB4669



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/26/2025 09:33:33 AM  
\$527.00 BRITTANI  
20250826000261270



Allie S. Bayal