

Send Tax Notice to:
Francis Drozdowicz and Kellie
Drozdowicz

908 Glassford Court
Birmingham, AL 35242

File: BHM-25-8442

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **EIGHT HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 (\$899,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Elaine Beegle, an unmarried person (herein referred to as "Grantor,"** whether one or more), whose mailing address is

1057 Eagle Valley Drive, Birmingham, AL 35242

by **Francis Drozdowicz and Kellie Drozdowicz (herein referred to as "Grantee,"** whether one or more), whose mailing address is

908 Glassford Court, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **908 Glassford Court, Birmingham, AL 35242**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$806,500.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 15th day of September, 2025.

Elaine Beegle by Todd Beegle, Attorney-In-Fact
Elaine Beegle by Todd Beegle, Attorney-In-Fact

State of Alabama
County of Jefferson

I, the undersigned authority, a Notary Public, hereby certify that **Todd Beegle**, whose name(s) is signed as Attorney in Fact for **Elaine Beegle** 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, she/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 15th day of September, A. D. 2025.

[Signature]
Notary Public

Printed Name

My Commission Expires:

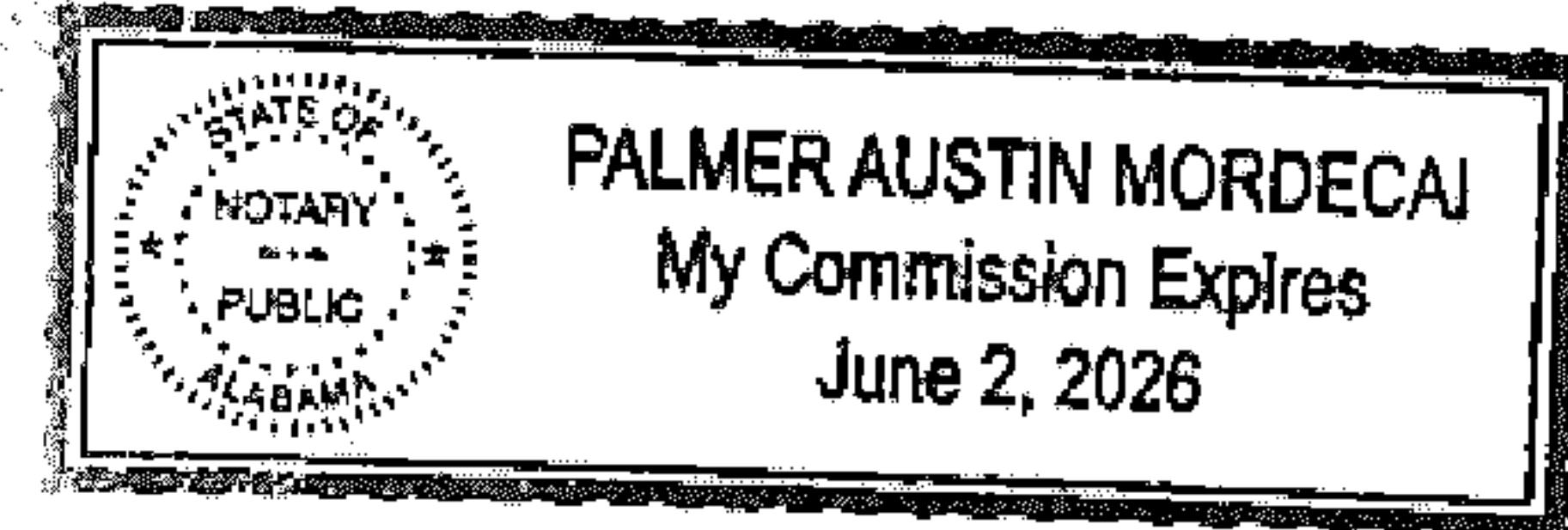
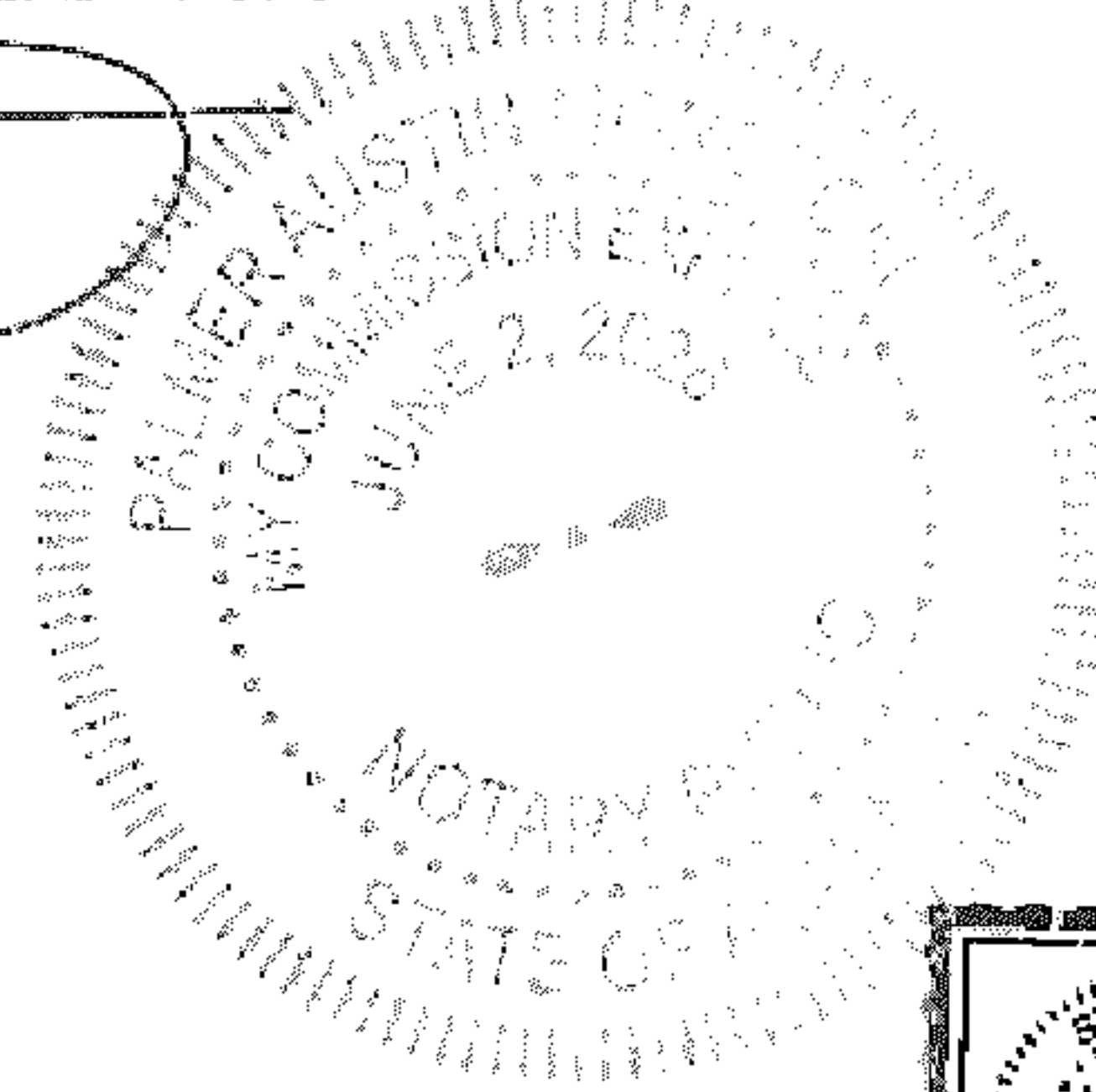
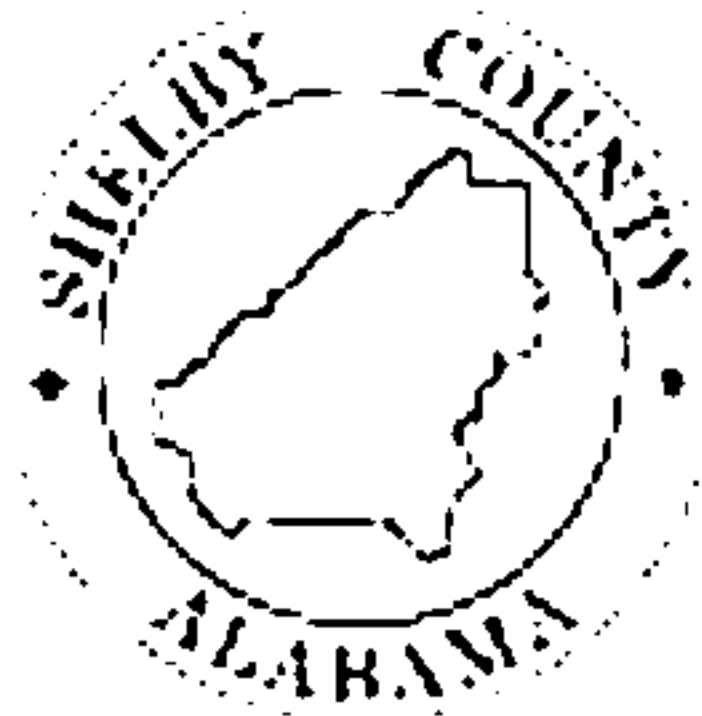


EXHIBIT A

Property 1:

Lot 927, according to the Survey of Greystone Legacy, 9th Sector, as recorded in Map Book 32, Page 44 A & B, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2025 02:12:54 PM
\$121.50 JOANN
20250917000286130

Allie S. Bayl