

SEND TAX NOTICE TO:

Johnny M. Vincent, III and Justin M. Vincent
1405 Berwick Circle
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED THIRTY NINE THOUSAND AND 00/100 (\$339,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Nancy E. Meeks, an unmarried person**, whose address is 4037 Greystone Drive, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Johnny M. Vincent III, and Justin M. Vincent**, whose address is 1405 Berwick Circle, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Johnny M. Vincent III, and Justin M. Vincent, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1405 Berwick Circle, Birmingham, AL 35242**, to-wit:

LOT 68, ACCORDING TO THE MAP AND SURVEY OF GREYSTONE RIDGE GARDEN HOMES, RECORDED IN MAP BOOK 16, PAGE 31, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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 \$271,200.00 executed and recorded simultaneously herewith.

Justin M. Vincent is one and the same as Justin Vincent. Johnny M. Vincent III is one and the same as Johnny M. Vincent.

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.

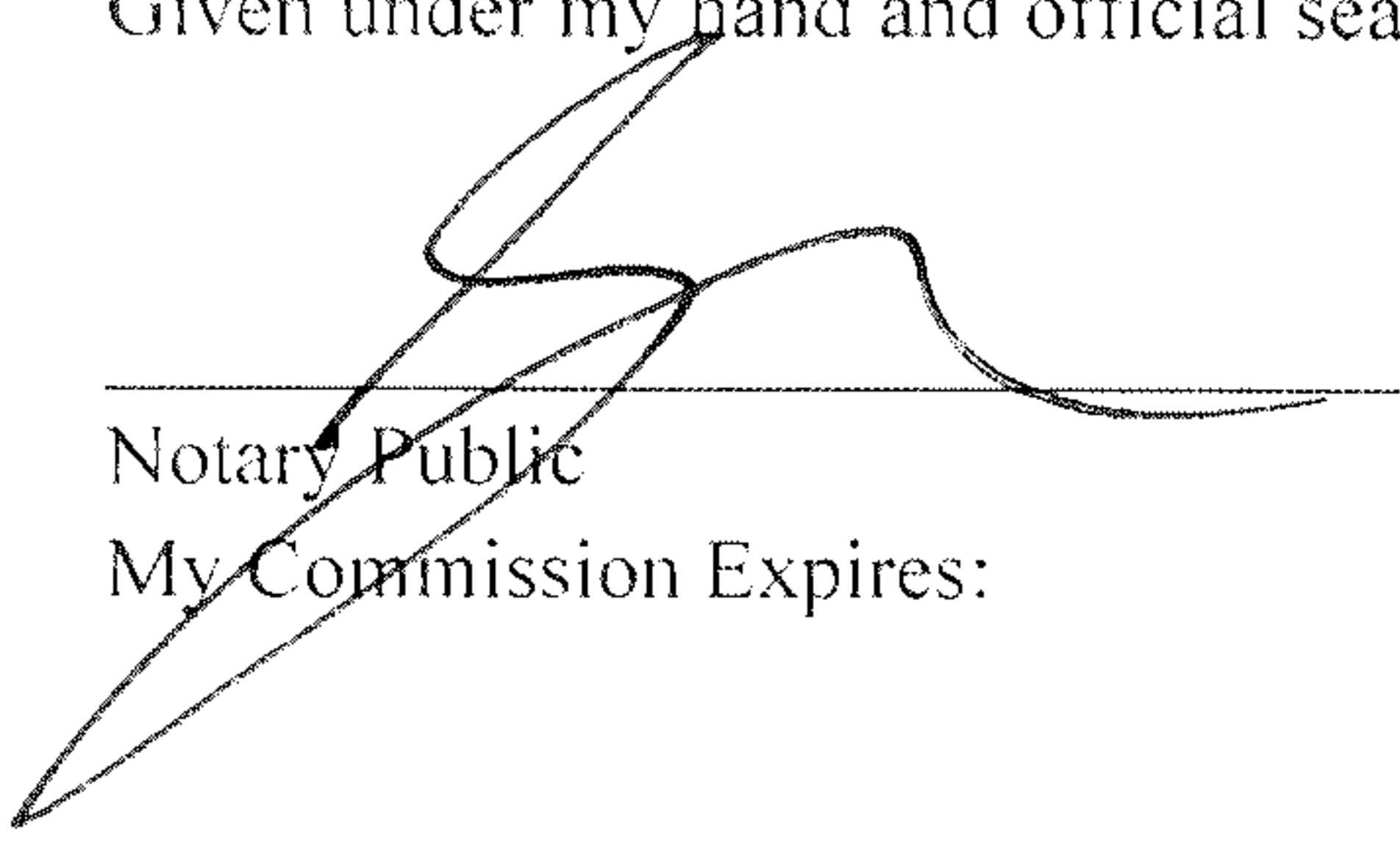
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of September, 2025.


Nancy E. Meeks

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Nancy E. Meeks whose name(s) is/are signed 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September, 2025.


Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



File No.: BHM-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2025 11:36:53 AM
\$93.00 BRITTANI
20251001000300990

