

Send tax notice to:
Sean. Jollota
3114 Keystone 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

2025321

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Fifty-Eight Thousand and 00/100 Dollars (\$458,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Bradley David Kirpatrick and Allison Kirpatrick, Husband and Wife** whose mailing address is: **8928 Powell Avenue, Brentwood, MO 63144** (hereinafter referred to as "Grantors") by **Sean Jollota and Emily Jollota** whose property address is: **3114 Keystone 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 50, according to the Survey of Meadow Brook 6th Sector, as recorded in Map Book 8, Page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:


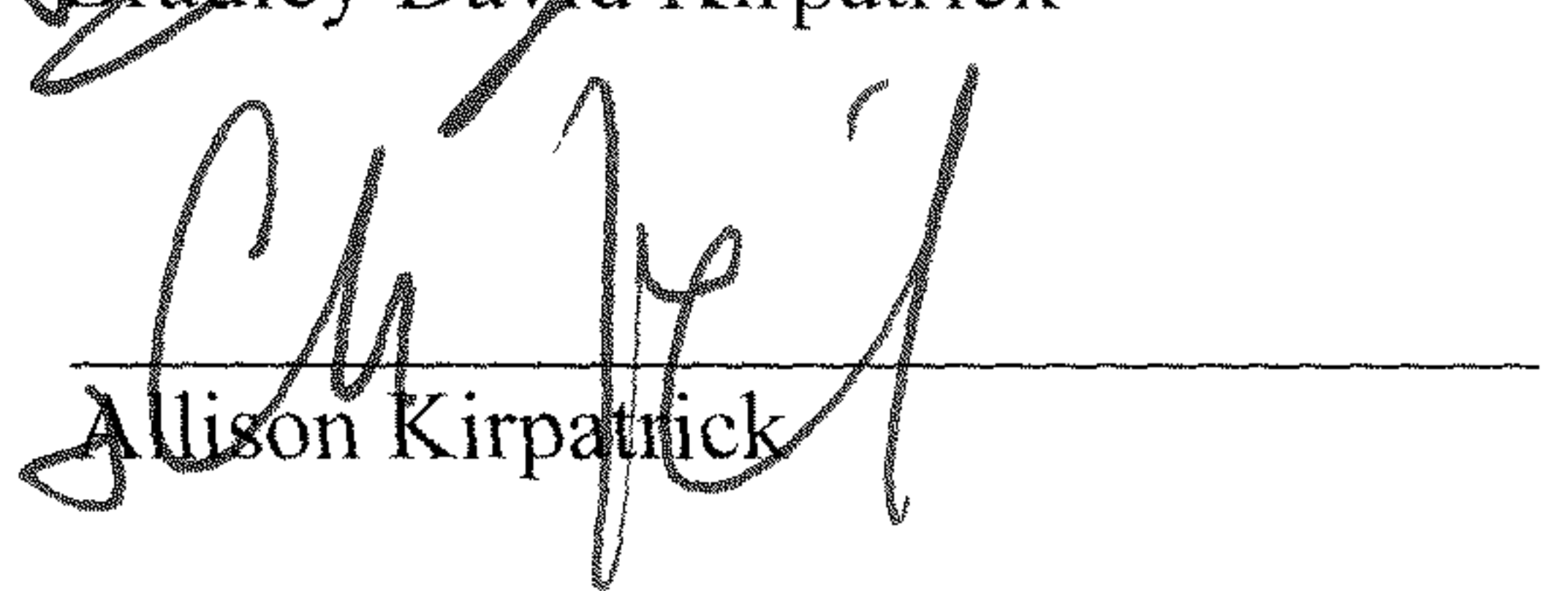
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Minerals of whatsoever-kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel, in; on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not-appearing in the Public Records.
3. Restrictions, limitations, setbacks, covenants, conditions, easements, rights of way and common areas as shown on the Survey of Meadow Brook.6th Sector, as recorded in Map Book 8, Page 44. in the Office of the Judge of Probate of Shelby County, Alabama.
4. Agreement with Alabama Power Company recorded in. Miscellaneous Volume 40, Page 801 and Miscellaneous Volume 48, Page 880, in said Probate Office.
5. Restrictive covenants recorded Real 51, Page 644, Real 47, Page 278 and Miscellaneous Volume 40, Page 807, in said Probate Office.
6. Articles of Incorporation of Meadowbrook Homeowner's Association, Inc., recorded In Book 28, Page 183, together with bylaws and all amendments thereto.

\$458,000.00 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.

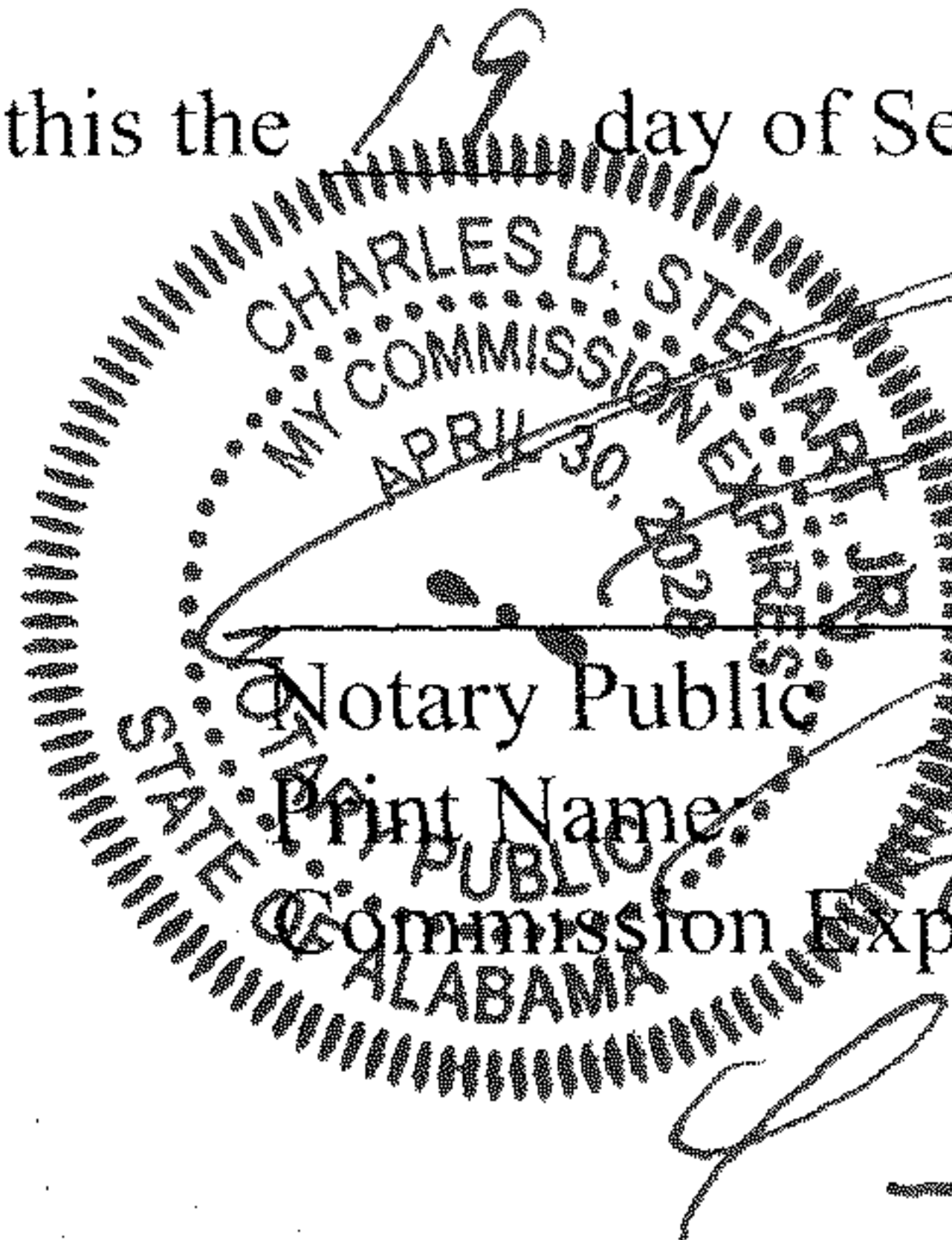
IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 19 day of September, 2025.

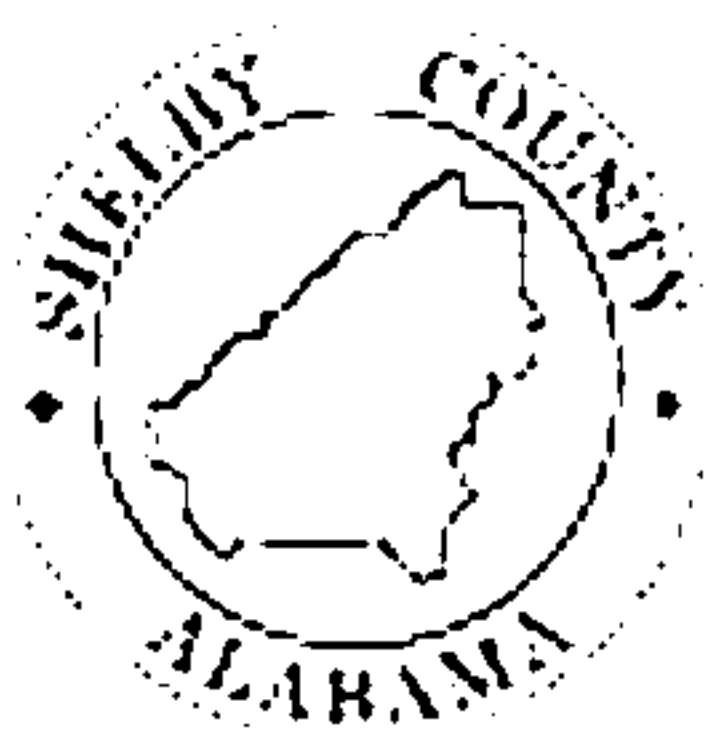

Bradley David Kirpatrick

Allison Kirpatrick

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bradley David Kirpatrick and Allison Kirpatrick 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 19 day of September, 2025.


Notary Public
Print Name: Charles D. Stewart
Commission Expires: 4-30-28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/07/2025 02:15:18 PM
\$26.00 JOANN
20251007000309500

Allison Bayl