

**SEND TAX NOTICE TO:**  
**BROWNAY LLC**  
332 Logos Trace  
Alabaster, AL. 35007

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 **ONE HUNDRED EIGHTY THOUSAND AND 00/100 (\$180,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **D. Elwyn Bearden and Debby Bearden, husband and wife**, whose address is 3490 Bearden Lane Helena AL. 35080 (hereinafter "Grantor", whether one or more), by **BROWNAY LLC, an Alabama Limited Liability Company**, whose address is 332 Logos Trace Alabaster AL. 35007 (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 **BROWNAY LLC, an Alabama Limited Liability Company**, the following described real estate situated in Shelby County, Alabama, **the address of which is 140 Sugar Hill Lane, Alabaster, AL 35007 to-wit:**

**LOT 36, ACCORDING TO THE SURVEY OF SUGAR HILL TOWNHOMES, AS  
RECORDED IN MAP BOOK 28, PAGE 115, IN THE PROBATE OFFICE OF SHELBY  
COUNTY, ALABAMA.**

**BROWNAY LLC is also known as BrownAY LLC and BrownAy, LLC, being one and the same entity.**

**Debby Bearden is one and the same person as Deborah Bearden.**

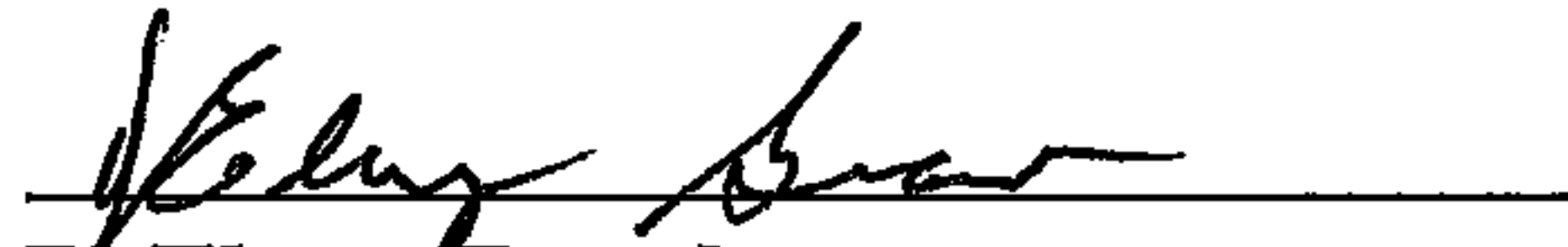
**D. Elwyn Bearden is one and the same person as David Elwyn Bearden**

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 \$140,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's successors 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 successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 10th day of October, 2025.

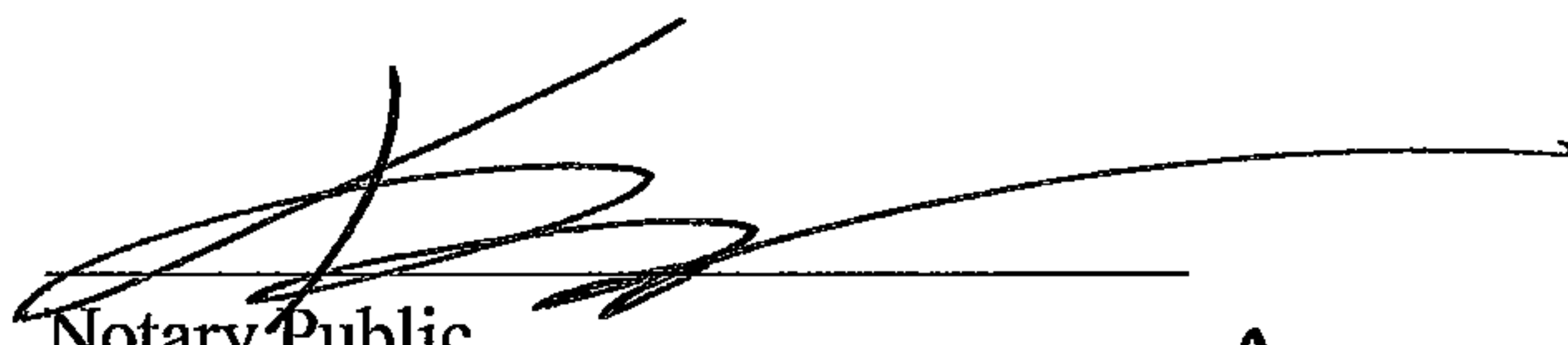
  
D. Elwyn Bearden

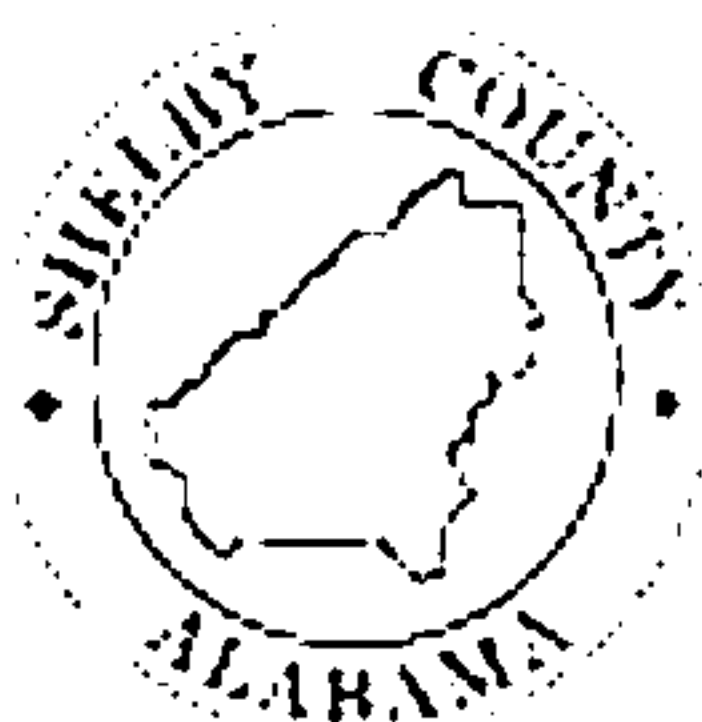
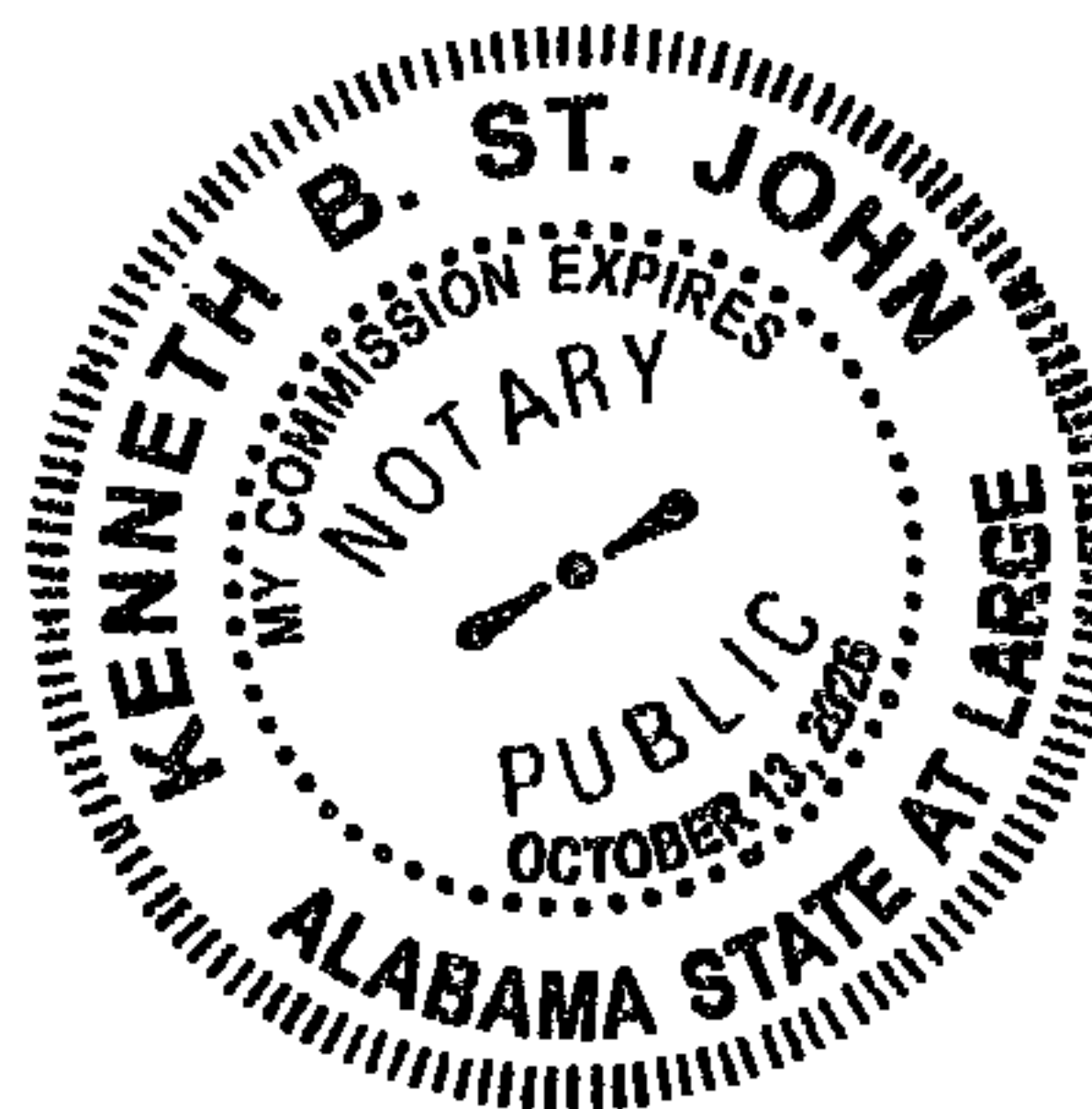
  
Debby Bearden

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **D. Elwyn Bearden and Debby Bearden** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, 2025.

  
Notary Public  
Print Name: *Kenneth B. St. John*  
My Commission Expires: *10/13/2026*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/15/2025 08:11:34 AM  
\$67.00 JOANN  
20251015000317060

*Allie S. Bayl*