

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Lauren Phillips & Jackson Weaver
247 Mountain Lake Trail
Alabaster, AL 35007

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

That in consideration of the sum of THIRTY THOUSAND AND 00/100 (\$30,000.00) and other good and valuable consideration to the undersigned grantor, Graham Building Company LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Charles Brown Phillips, a married man, Lauren Ashley Phillips, an unmarried woman, and Jackson Allen Weaver, an unmarried man (herein referred to as Grantees whether one or more, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 20, according to the Survey of Mountain Lake, as recorded in Map Book 31, Page 129, in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

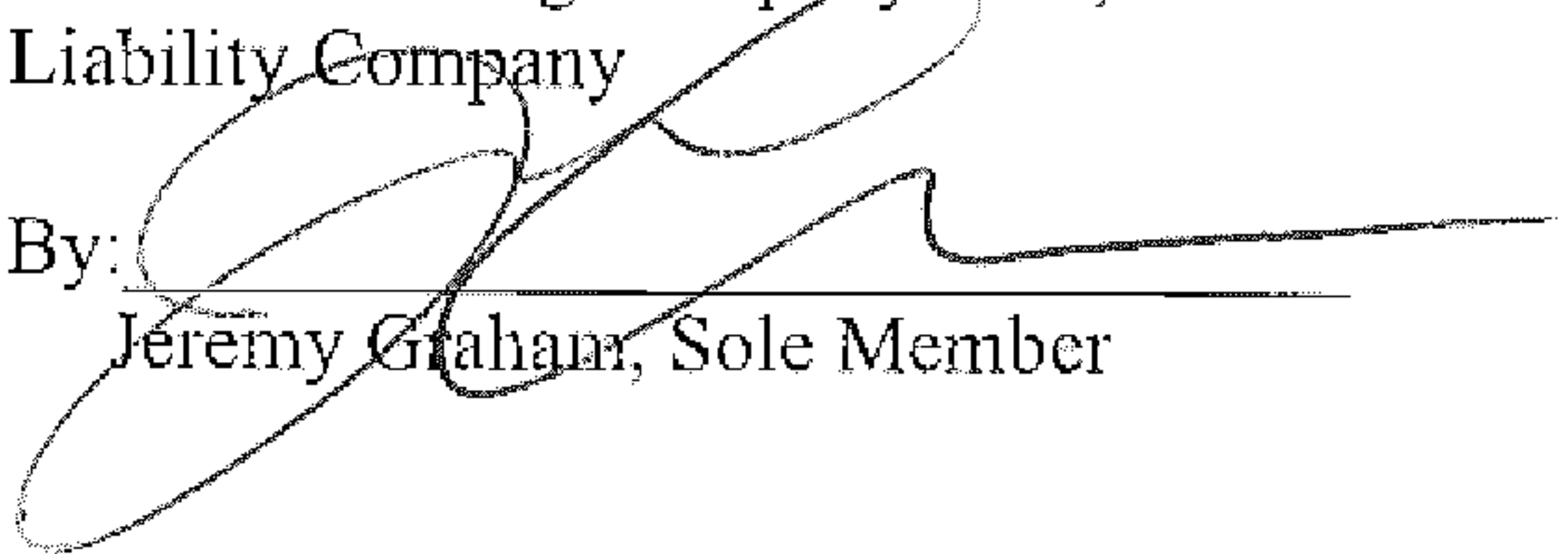
\$330,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Graham Building Company LLC by its Sole Member, who is authorized to execute this conveyance, has hereto set signature and seal on the date stated in the notary acknowledgement, the same to be effective as of the 27th day of October, 2025

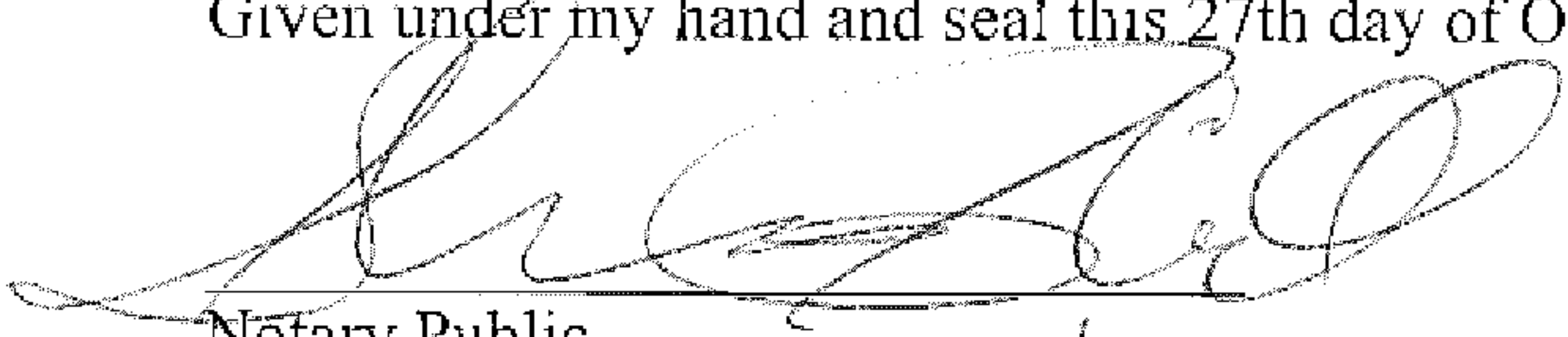
Graham Building Company LLC, an Alabama Limited Liability Company

By: 
Jeremy Graham, Sole Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Jeremy Graham, whose name as Sole Member of Graham Building Company LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Sole Member and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 27th day of October, 2025.


Notary Public

My Commission Expires: 4/2/28

