

SEND TAX NOTICE TO:
BROWNAY LLC
332 Logos Trce
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 **FIFTY FIVE THOUSAND AND 00/100 (\$55,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jo Ann Brasher, an unmarried woman**, whose address is 172 Berkshire Manor Cir., Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **BROWNAY LLC, an Alabama Limited Liability Company**, whose address is 332 Logos Trce, 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 **1319 7th Street Southwest, Alabaster, AL 35007 to-wit:**

Lot No. 24 as shown on a map entitled "Property Line Map Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer, on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the North right-of-way line of Center Avenue and the West right-of-way line of Cotten Street, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northerly along said right-of-way line of Cotten Street for 161.79 feet to the point of beginning; thence 88 deg. 44 min. 15 sec. left and run Westerly for 179.00 feet; thence 88 deg. 44 min. 15 sec. right and run Northerly for 75.00 feet; thence 91 deg. 15 min. 45 sec. right and run Easterly for 179.00 feet to a point on the Westerly right-of-way line of Cotten Street; thence 88 deg. 44 min. 15 sec. right and run Southerly along said right-of-way line of Cotten Street for 75.00 feet to the point of beginning.

PARCEL ID #: 23-1-11-2-002-016.000

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

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.

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.

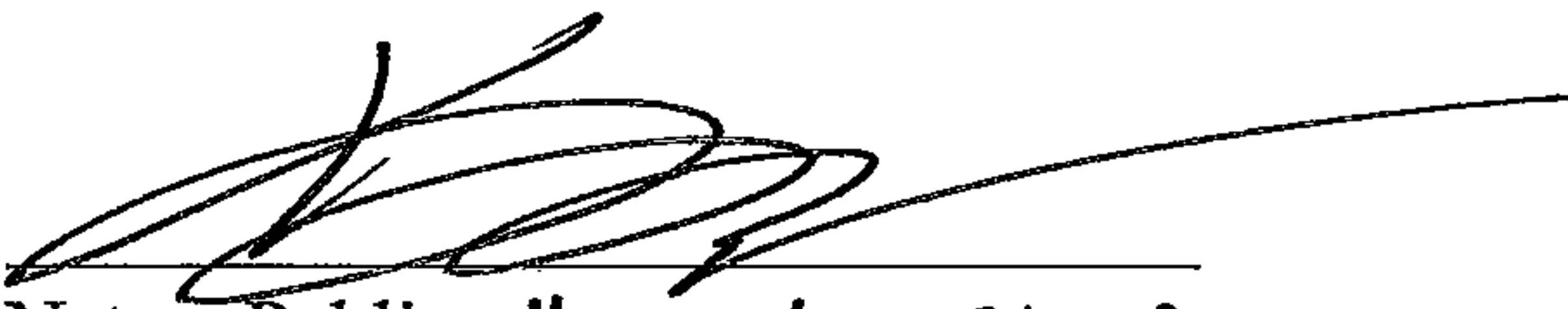
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 29th day of October, 2025.

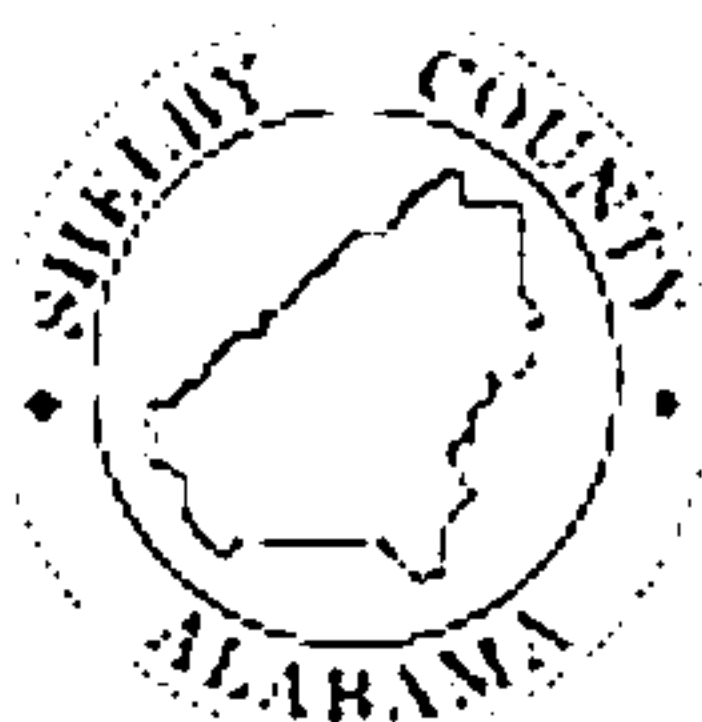
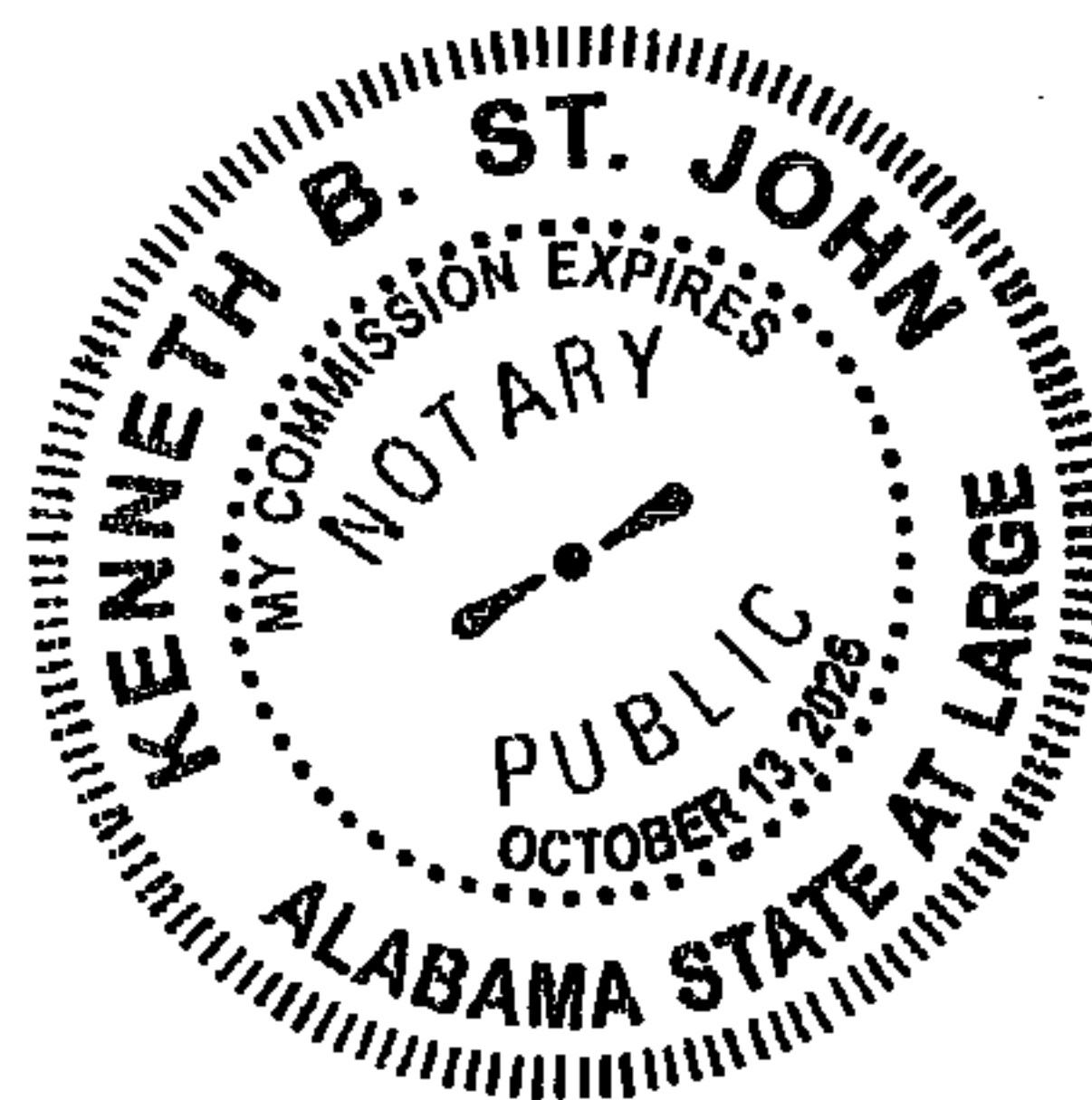

Jo Ann Brasher

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jo Ann Brasher** whose name is 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, she executed the same voluntarily on the day the same bears date.

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


Notary Public : **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
10/30/2025 08:00:08 AM
\$80.00 JOANN
20251030000332030

