

SEND TAX NOTICE TO:

Beverly Lucas
2229 Old Cahaba Place
Helena, AL 35080

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 EIGHTY THOUSAND AND 00/100 DOLLARS (\$380,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Glenda Brown, a married woman**, whose address is 606 Village Way, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Beverly Lucas**, whose address is 2229 Old Cahaba Place, Helena, AL 35080 (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, **Beverly Lucas**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2229 Old Cahaba Place, Helena, AL 35080 to-wit:**


Lot 425, according to the survey of amended map of Old Cahaba Lakewood Sector, as recorded in Map Book 25, Page 26, in the Probate Office of Shelby County, Alabama.

The subject property conveyed herein does not constitute the homestead of the Grantor, Glenda Brown, nor the homestead of her respective spouse.

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 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.

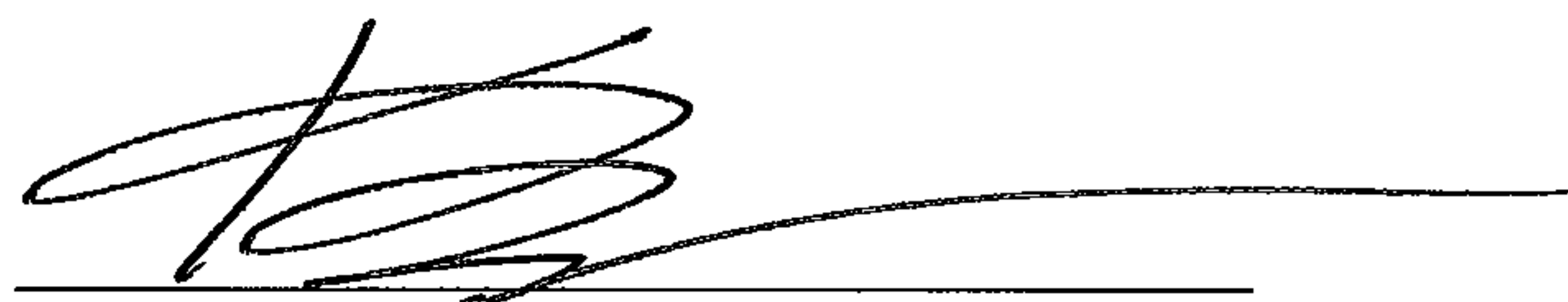
IN WITNESS WHEREOF, Grantor has set her signature and seal on this 18th day of November, 2025.


Glenda Brown

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Glenda Brown** 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.

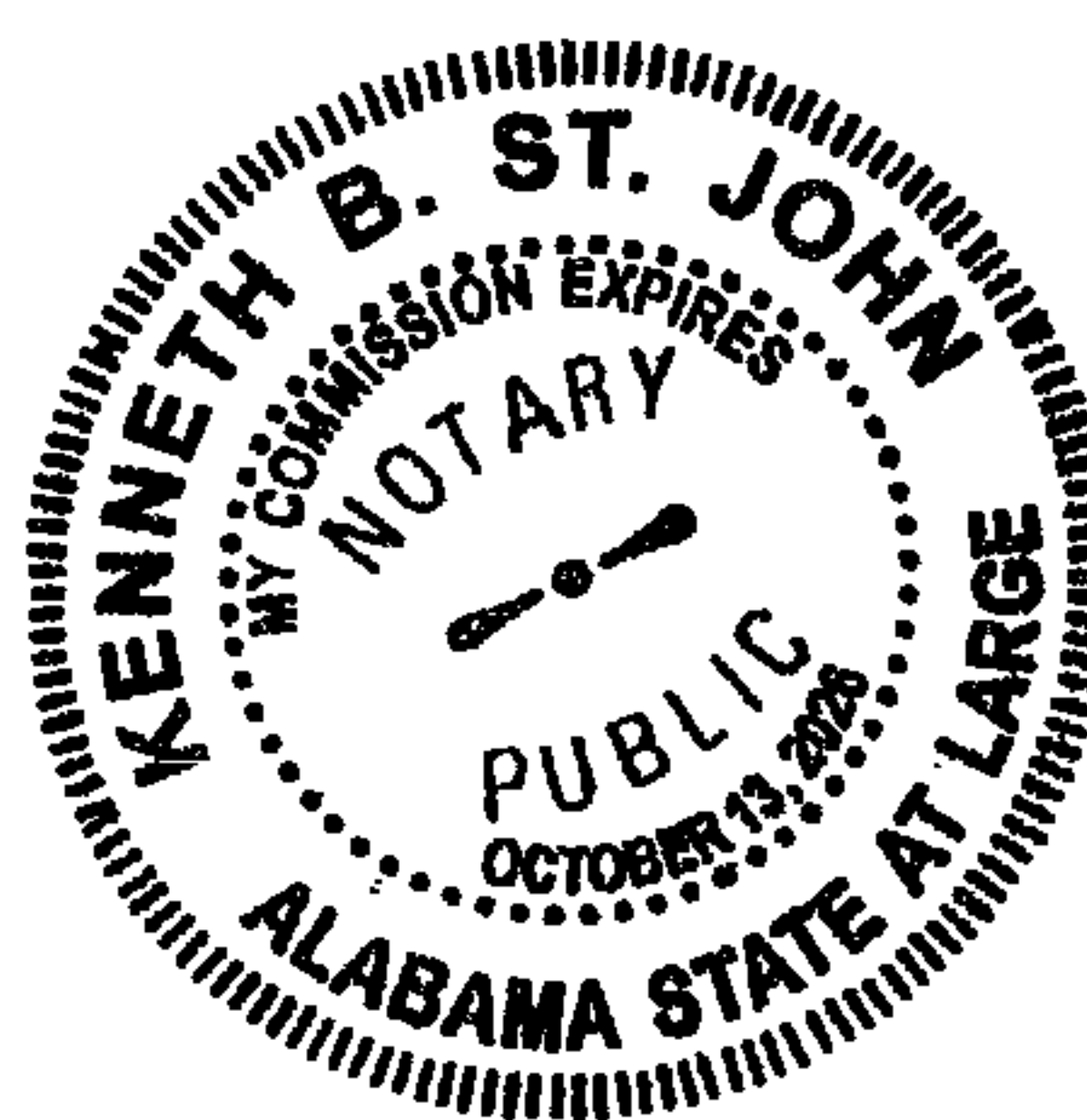
Given under my hand and official seal this 18th day of November, 2025.



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
11/19/2025 08:01:29 AM
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Allen S. Bayl