

SEND TAX NOTICE TO:

James H. Brooks and Robyn Nunnally-Brooks

**647 Shelby Forest Trl
Chelsea, AL 35043**

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 **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Elizabeth Ewoldsen, Personal Representative of Estate of George Eric Ewoldsen, deceased, Shelby County, Alabama Probate Case No. PR-2025-000437**, whose address is 3841 Newark Street Northwest, Apt D454, Washington, DC 20016, (hereinafter "Grantor", whether one or more), by **James H. Brooks, and Robyn Nunnally-Brooks**, whose address is , (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, **James H. Brooks, and Robyn Nunnally-Brooks, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 3603 Highway 39, Chelsea, AL 35043**, to-wit:

Commence at a corner in place accepted as the Northwest corner of the Northwest one-fourth of the Southeast one-fourth of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed South along the East boundary of said quarter-quarter section for a distance of 638.33 feet; thence proceed North 64 degrees 21 minutes 09 seconds East for a distance of 626.10 feet to a corner in place, said point being located on the Southerly right of way line of Shelby County Road and being the point of beginning. From this beginning point continue North 64 degrees 21 minutes 09 seconds East along the Southerly right of way line of said highway for a distance of 208.69 feet to a corner in place: thence proceed South 02 degrees 25 minutes 36 seconds West for a distance of 206.63 feet to a corner in place; thence proceed South 64 degrees 20 minutes 11 seconds West for a distance of 208.73 feet; thence proceed North 02 degrees 25 minutes 36 seconds East for a distance of 208.70 feet to the point of beginning.

The above-described land is located in the Northwest one-fourth of the Southeast one-fourth of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.

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 \$0.00 executed and recorded simultaneously herewith.

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 their signature and seal on this 12 day of November, 2025.

Estate of George Eric Ewoldsen, deceased, Shelby County, Alabama Probate Case No. PR-2025-000437

By: Elizabeth Ewoldsen
Elizabeth Ewoldsen, Personal Representative

STATE OF District of Columbia

COUNTY OF DC

I, the undersigned Notary Public in and for said County and State, hereby certify that Elizabeth Ewoldsen, Personal Representative of Estate of George Eric Ewoldsen, deceased, Shelby County, Alabama Probate Case No. PR-2025-000437 whose name(s) is/are 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, (s)he, in his/her capacity, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of November, 2025.

Notary Public

My Commission Expires:

2/28/2030

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2025 08:34:33 AM
\$275.00 BRITTANI
20251126000363110

Allen S. Boyd

