

Send Tax Notice to:  
Trey Daniel Nichols  
705 Forest Lakes Drive  
Sterrett, AL 35147

This Instrument Prepared By:  
Shami S. Malone  
111 Watterson Parkway  
Trussville, AL 35173

File: TVL-25-11925

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED SEVENTY THOUSAND AND 00/100 (\$270,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Adam Brown and Cynthia Brown, a married couple (herein referred to as "Grantor," whether one or more),** whose mailing address is

534 Blakes Ferry Road, Lineville, AL 36266

by **Trey Daniel Nichols (herein referred to as "Grantee"),** whose mailing address is

705 Forest Lakes Drive, Sterrett, AL 35147

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **705 Forest Lakes Drive, Sterrett, AL 35147,**

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.  
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

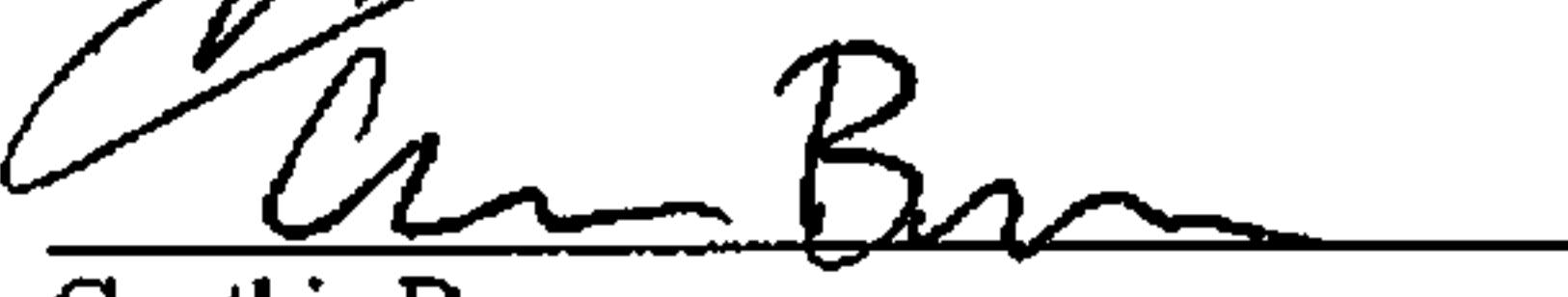
**\$233,516.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**CYNTHIA BROWN AND CYNTHIA BROOK HEBERT ARE ONE AND THE SAME PERSON.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for themselves, their heirs and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right sell and convey the same as aforesaid; that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

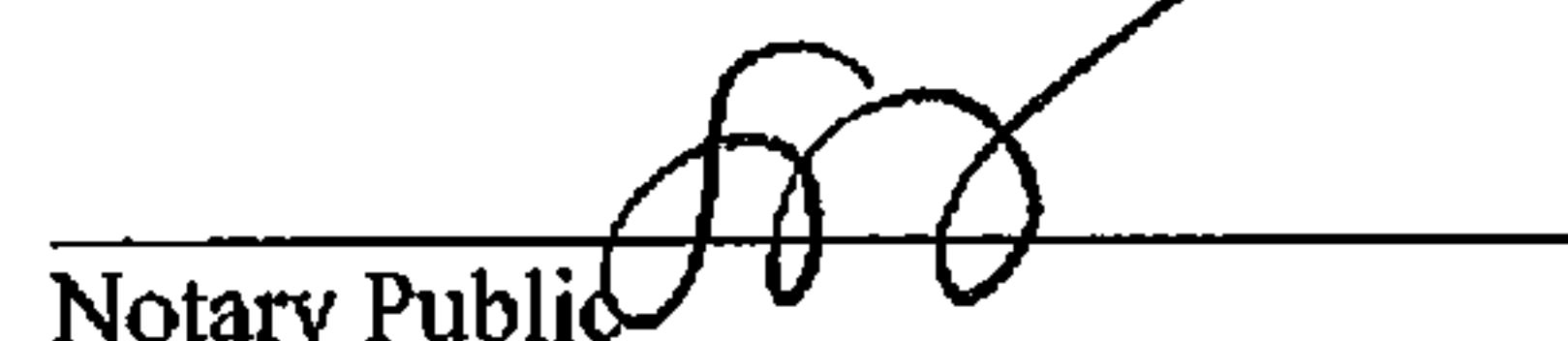
IN WITNESS WHEREOF we have hereunto set our hands and seals, this 2<sup>nd</sup> day of December, 2025.

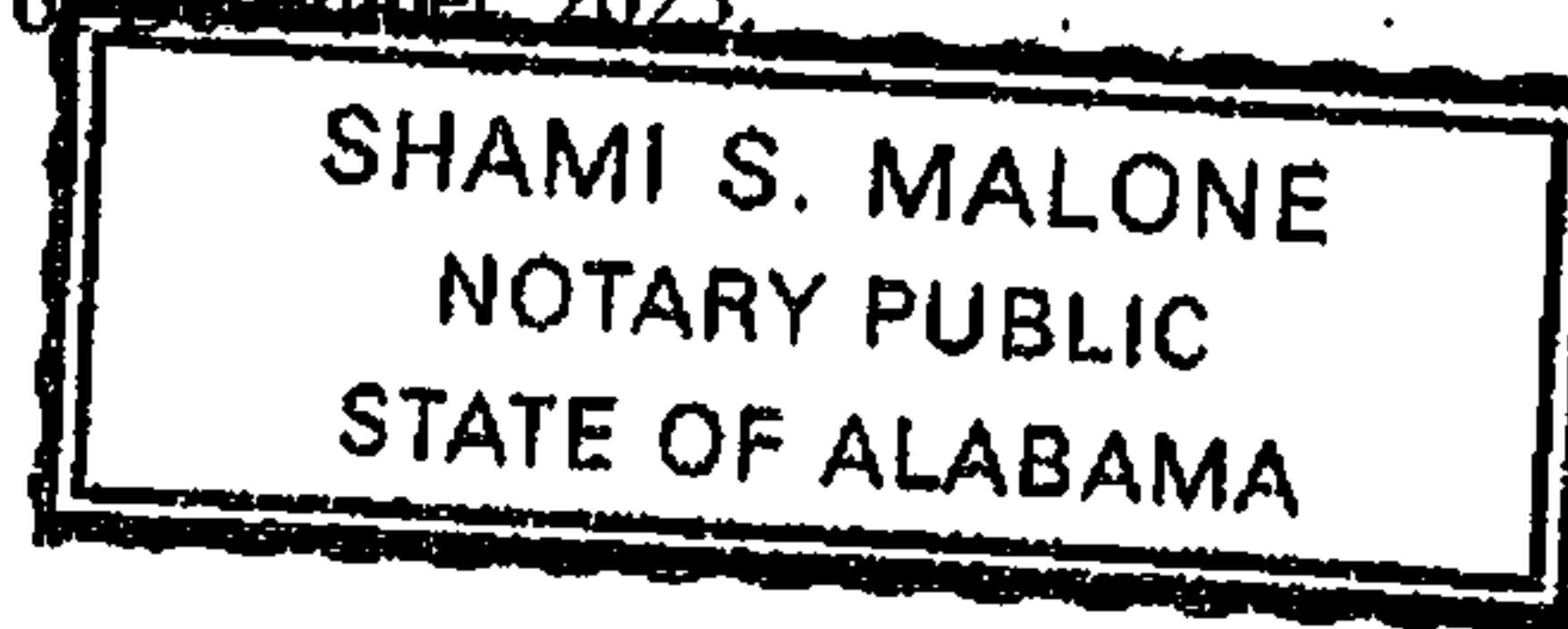
  
Adam Brown  
  
Cynthia Brown

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Adam Brown and Cynthia Brown 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 2<sup>nd</sup> day of December, 2025.

  
Notary Public  
My Commission Expires: 11/3/2028



## EXHIBIT A

**Property 1:**

Lot 521, according to the survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122 A, B & C, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/03/2025 08:03:33 AM  
\$64.50 JOANN  
20251203000369530

*Allen S. Bayol*