

Send Tax Notice to:

Heather Vachelle Nelson Brantley
and Jennifer Grace Nelson Brantley

3100 Somerset Trce
Birmingham, AL 35242

This Instrument Prepared By:

Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-25-12199

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SEVEN HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$745,000.00) 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

John K. Harrington and Jennifer G. Harrington, a married couple (herein referred to as "Grantor," whether one or more), whose mailing address is

21 Nolen Street, Birmingham, AL 35242

by Heather Vachelle Nelson Brantley and Jennifer Grace Nelson Brantley (herein referred to as "Grantee," whether one or more), whose mailing address is

3100 Somerset Trce, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor(s) does, by these presents, grant, bargain, sell, and convey unto Grantees, as Joint Tenants with Right of Survivorship, the following described real property, which has a mailing address of 3100 Somerset Trce, Birmingham, AL 35242, 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.

\$700,300.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 16 day of December, 2025

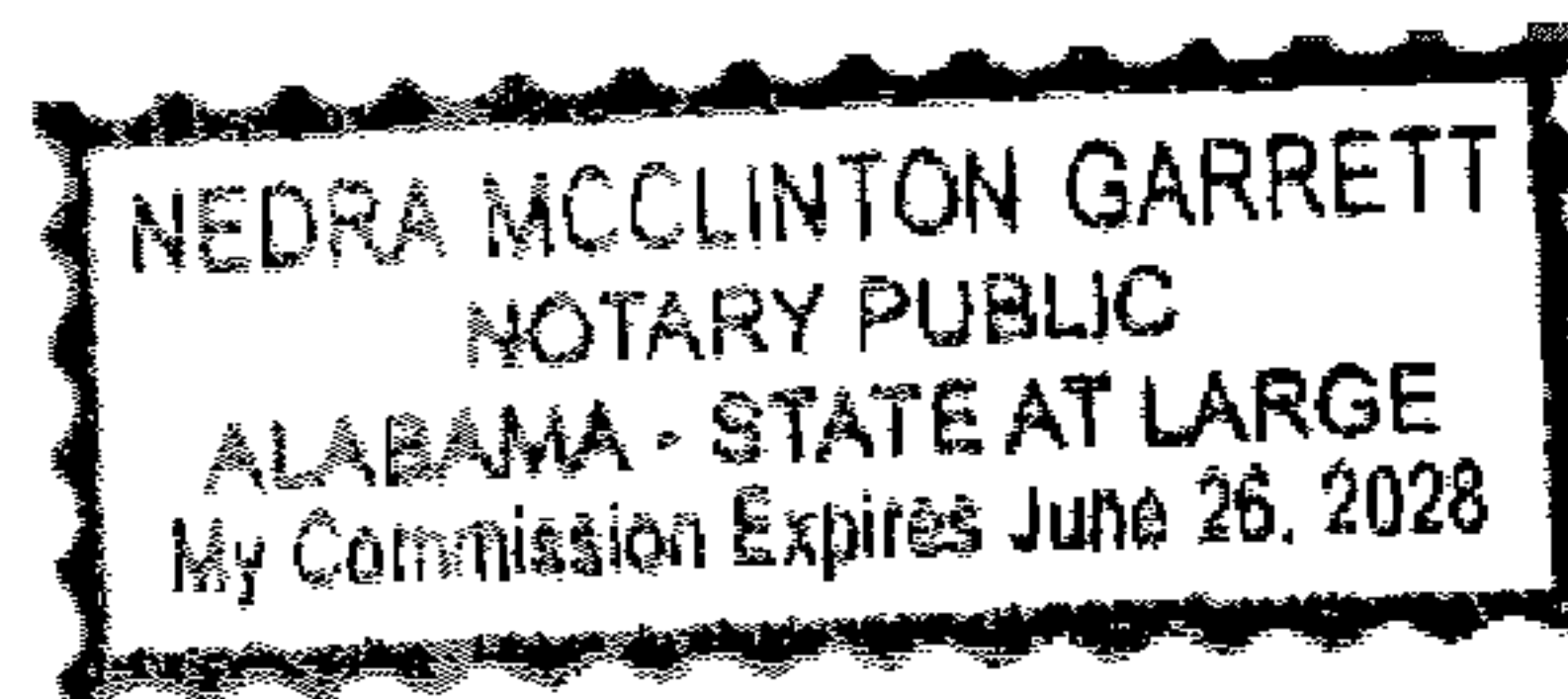
John K. Harrington by Jennifer G. Harrington, Attorney-In-Fact
Jennifer G. Harrington
 Jennifer G. Harrington

State of Alabama
 County of Jefferson

I, Nedra McClinton Garrett, a Notary Public, hereby certify that **Jennifer G. Harrington**, whose name(s) is signed as Attorney in Fact for **John K. Harrington** 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/he, in his/her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of December, A. D. 2025

Nedra McClinton Garrett
 Notary Public
Nedra McClinton Garrett
 Printed Name
 My Commission Expires:



State of Alabama
 County of Jefferson

I, Nedra McClinton Garrett, a Notary Public, hereby certify that **Jennifer G. Harrington**, 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/he executed the same voluntarily on the day the same bears date.

Given under my hand this 16 day of December, A. D. 2025

Nedra McClinton Garrett
 Notary Public
Nedra McClinton Garrett
 Printed Name
 My Commission Expires:

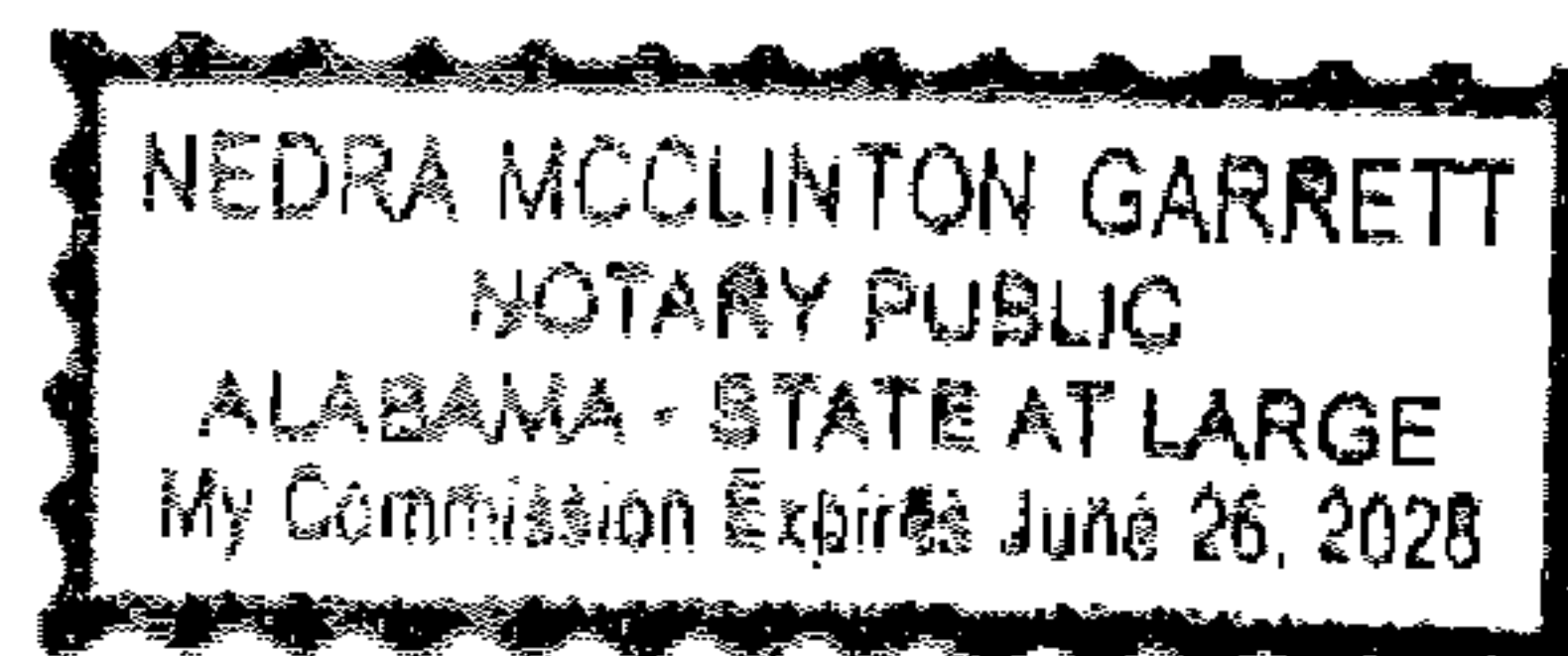


EXHIBIT A

Property 1:

Lot 1199, according to the Survey of Brook Highland, 11th Sector, Phase II, as recorded in Map Book 22 page 36 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2025 11:19:35 AM
\$73.00 JOANN
20251218000387210
General Warranty Deed -- POA - JTROS (AL)

Allen S. Bayl