

Send Tax Notice to:

Jacob Webber
533 Lee Rd 57, Lot 186
Auburn, AL 36832

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

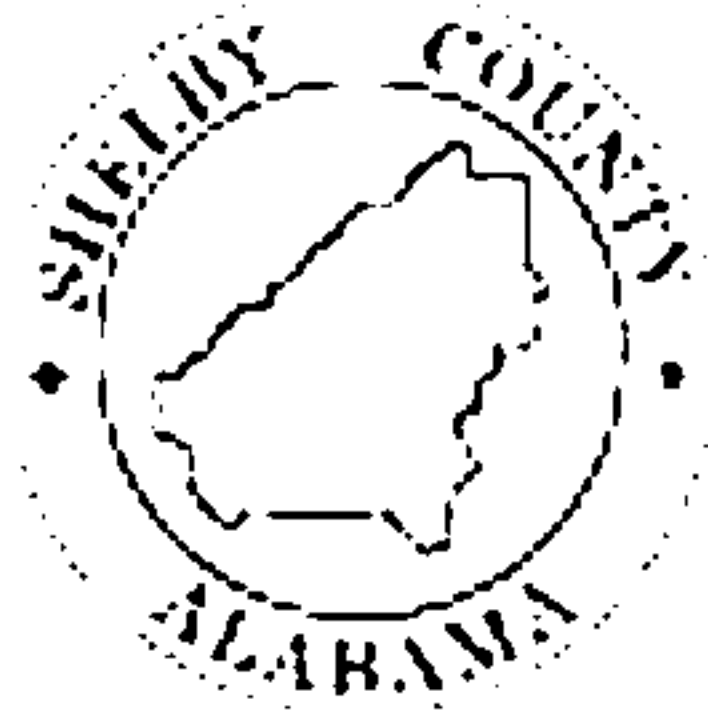
KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Blake Brock and Hanah Brock, a married couple** (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is **355 Crossbridge Rd., Chelsea, AL 35043**

does hereby grant, bargain, sell and convey unto **Jacob Webber**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is **533 Lee Rd 57, Lot 186, Auburn, AL 36832**, the following described real estate, situated in Shelby County, Alabama, having an address of 4672 Old Highway 280, Sterrett, AL 35147 to wit.

COMMENCE AT A FOUND 5/8" CAPPED REBAR STAMPED "SSI" BEING THE SOUTHEAST CORNER OF LOT 1A OF A RESURVEY OF LOTS 1 & 2 OF THE CORNERS OF WESTOVER, AS RECORDED IN MAP BOOK 50, PAGE 4 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE NORTHERN RIGHT OF WAY OF OLD HIGHWAY 280 (80' R.O.W.) N 87°44'57" W FOR A DISTANCE OF 698.72' TO A POINT IN THE CENTER OF A CREEK AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 87°45'49" W, PASSING THROUGH A SET 5/8" CAPPED REBAR STAMPED "LINE-IRON CA-1084-LS" AT 35.00' FOR A TOTAL DISTANCE OF 415.36' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE EASTERLY RIGHT OF WAY OF APRIL LANE (30' PRIVATE R.O.W.); THENCE LEAVING SAID OLD HIGHWAY 280 RIGHT OF WAY, RUN ALONG SAID APRIL LANE RIGHT OF WAY N 00°00'07" E FOR A DISTANCE OF 252.06' TO A FOUND 1/4" REBAR; THENCE LEAVING SAID RIGHT OF WAY, RUN S 89°59'43" E, PASSING THROUGH A SET 5/8" CAPPED REBAR STAMPED "LINE-IRON CA-1084-LS" AT 555.00' FOR A TOTAL DISTANCE OF 576.50' TO A POINT IN THE CENTER OF A CREEK; THENCE RUN ALONG SAID CREEK FOR THE FOLLOWING EIGHT (8) CALLS: S 15°06'45" E FOR A DISTANCE OF 4.13' TO A POINT; S 09°05'44" W FOR A DISTANCE OF 62.63' TO A POINT; S 01°22'07" W FOR A DISTANCE OF 46.94' TO A POINT; S 39°48'07" W FOR A DISTANCE OF 70.30' TO A POINT; S 10°10'08" W FOR A DISTANCE OF 51.43' TO A POINT; S 73°49'28" W FOR A DISTANCE OF 72.65' TO A POINT; S 46°10'45" W FOR A DISTANCE OF 34.68' TO A POINT; S 21°54'04" W FOR A DISTANCE OF 7.11' TO THE POINT OF BEGINNING.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$250,381.00 of the consideration recited above was paid from a Purchase Money Mortgage, along with a



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/18/2025 01:09:19 PM
 \$26.00 KELSEY
 20251218000387410

Alicia S. Bayl

second mortgage in the amount of \$8,925.00, both of which are executed simultaneously herewith

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their 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 the 17 day of December, 2025.

BL Brock

Blake Brock

Hanah Brock

Hanah Brock

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Blake Brock and Hanah Brock** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 17 day of December, 2025.

Nathan R. Cordle

Notary Public

My Commission Expires: 8/7/2028

[SEAL]



This instrument was prepared by:
 Nathan R. Cordle, Esq.
 4320 7th Avenue South
 Birmingham, AL 35222 (205) 454-9121

File No.: ATB4778