

SEND TAX NOTICE TO:

James Brian Edmiston and Jessica Lerer Edmiston
505 Olmsted Street
Birmingham, AL 35242

This instrument prepared by:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **ONE MILLION TWO HUNDRED THOUSAND AND 00/100 (\$1,200,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Deborah L. Grappo, an unmarried person**, whose address is 45 Vanderbilt Pointe Lane, Newnan, GA 30265, (hereinafter "Grantor", whether one or more), by **James Brian Edmiston and Jessica Lerer Edmiston**, whose address is 505 Olmsted Street, Birmingham, AL 35242, (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 Brian Edmiston, and Jessica Lerer Edmiston, as joint tenants with rights of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 505 Olmsted Street, Birmingham, AL 35242 to-wit:**

Lot 14-03, Block 14, according to the Survey of Mt. Laurel, Phase IIIB, as recorded in Map Book 38, Page 26 in the Office of the Judge of Probate of 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.

Deborah L. Grappo is one and the same person as Deborah Grappo.

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 2nd day of January, 2026.


Deborah Grappo

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Deborah Grappo 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of January, 2026.


Notary Public
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2026 02:34:02 PM
\$1225.00 JOANN
20260105000003100

