

Send Tax Notice to:
Destiny A. Glass and Austin Glass

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-25-13698**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETEEN THOUSAND AND 00/100 (\$119,000.00)** 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 **Robert Manly Neighbors, IV**, a married person (herein referred to as "Grantor," whether one or more), whose mailing address is

2049 Forest Lakes, Ln. Sterrett, AL 35147

by **Destiny A. Glass and Austin Glass** (herein referred to as "Grantee," whether one or more), whose mailing address is

196 Sunset Drive Harpersville, AL 35078

the receipt and sufficiency of which are hereby acknowledged, Grantor 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 **196 Sunset Drive, Harpersville, AL 35078**, 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.

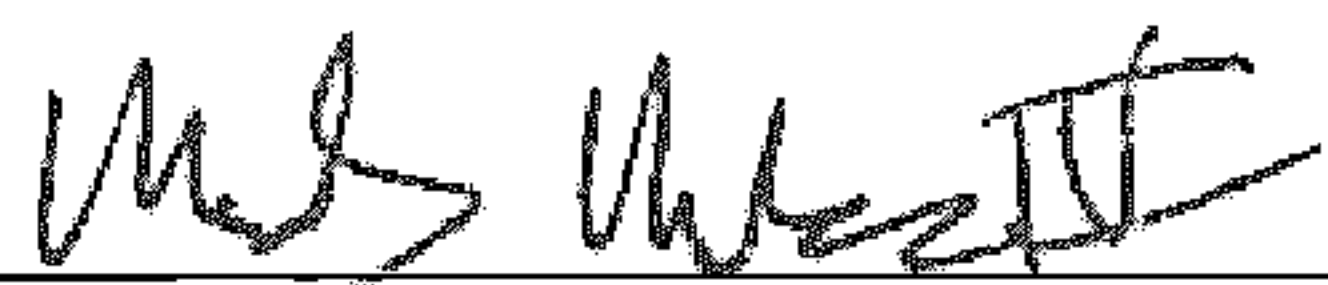
\$116,844.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

This property is not the homestead of the grantor nor that of his spouse.

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.

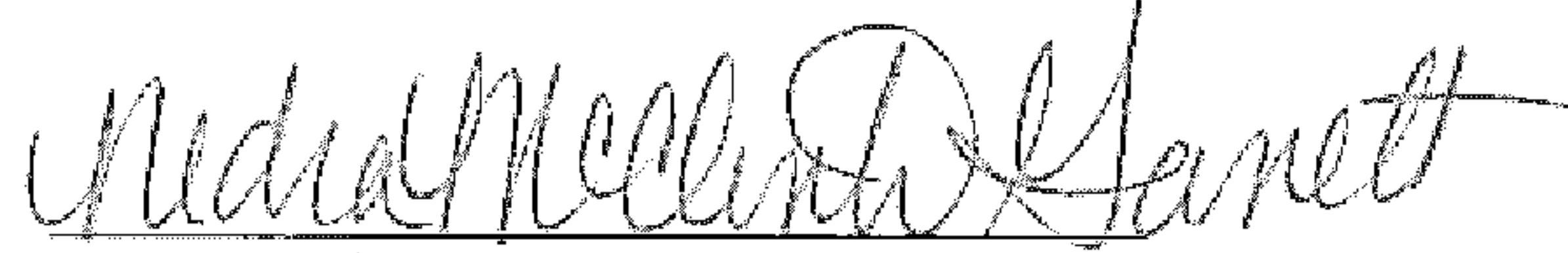
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 28 day of January, 2026


Robert Manly Neighbors, IV

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert Manly Neighbors, IV 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 28 day of January, 2026.


Notary Public
My Commission Expires:

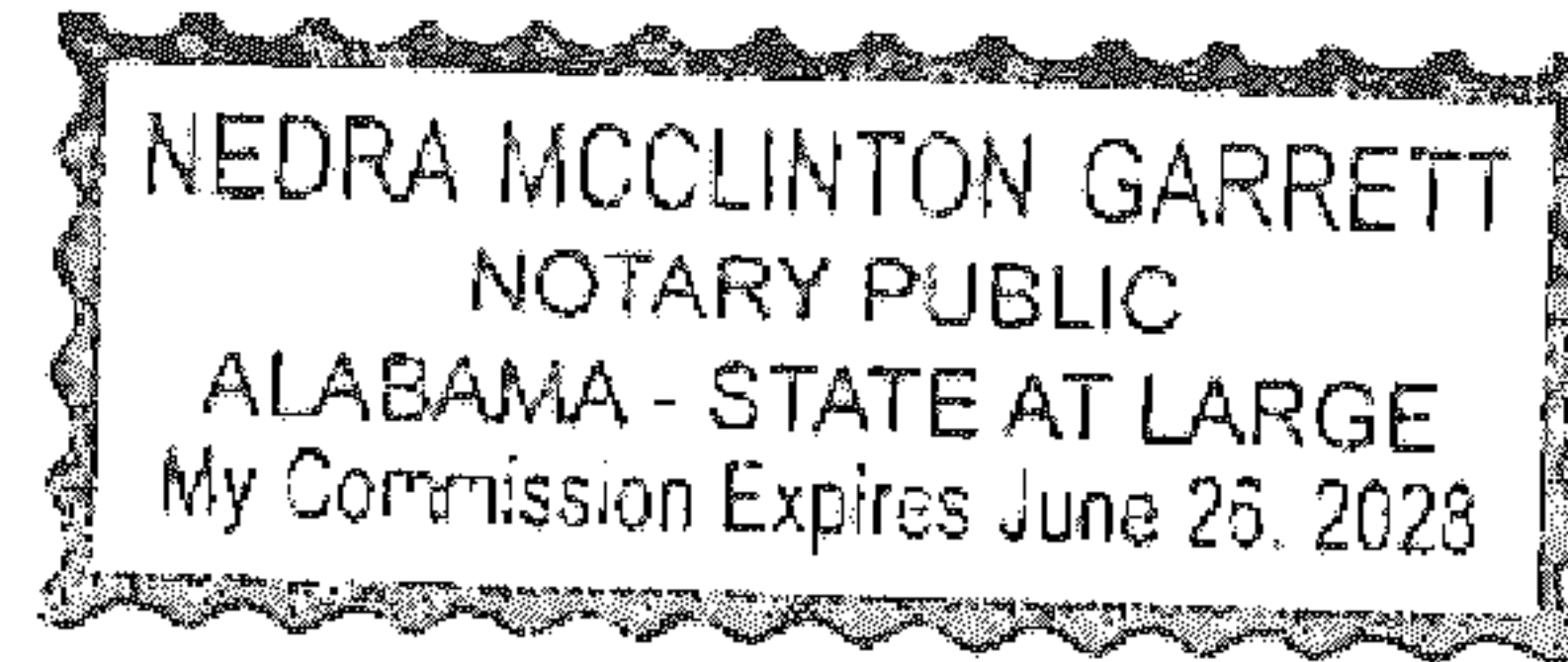


EXHIBIT A

Property 1:

Part of the SW 1/4, NW 1/4, Section 27, Township 19 South, Range 2 East, commence at the SE corner of the above said 1/4-1/4 section and in a westerly direction along the South line of said 1/4-1/4 section, run a distance of 1038.52 feet to the point of beginning; thence continue along the same said course for a distance of 195.67 feet; thence turn an angle of 90 degrees to the right for distance of 76.66 feet; thence turn an angle of 90 degrees to the right for a distance of 195.67 feet; thence turn an angle of 90 degrees to the right for a distance of 76.66 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/05/2026 11:30:38 AM
\$30.50 BRITTANI
20260205000033720

Alvin S. Bayl