

Send Tax Notice to:

Andrew Jacob Zoll  
312 Willow Leaf Circle  
Wilsonville, Al 35186

[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 **Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00)**, 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, **Kay Riddle Brasfield and David Lovvorn, a married couple** (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 313 Willow Leaf Circle Wilsonville, Al 35186 does hereby grant, bargain, sell and convey unto **Andrew Jacob Zoll**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 312 Willow Leaf Circle, Wilsonville, Al 35186 the following described real estate, situated in Shelby County, Alabama, having an address of 312 Willow Leaf Circle, Wilsonville, Al 35186 to wit:

**Lot 305, according to the Survey of Willow Oaks, as recorded in Map Book 38, Page 137, in the Probate Office of Shelby County, Alabama.**

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.

\$300,000.00 of the consideration recited above was paid from a Purchase Money Mortgage 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 13 day of Feb, 2026.

David Lovvorn  
David Lovvorn

STATE OF ALABAMA

COUNTY OF JEFFERSON

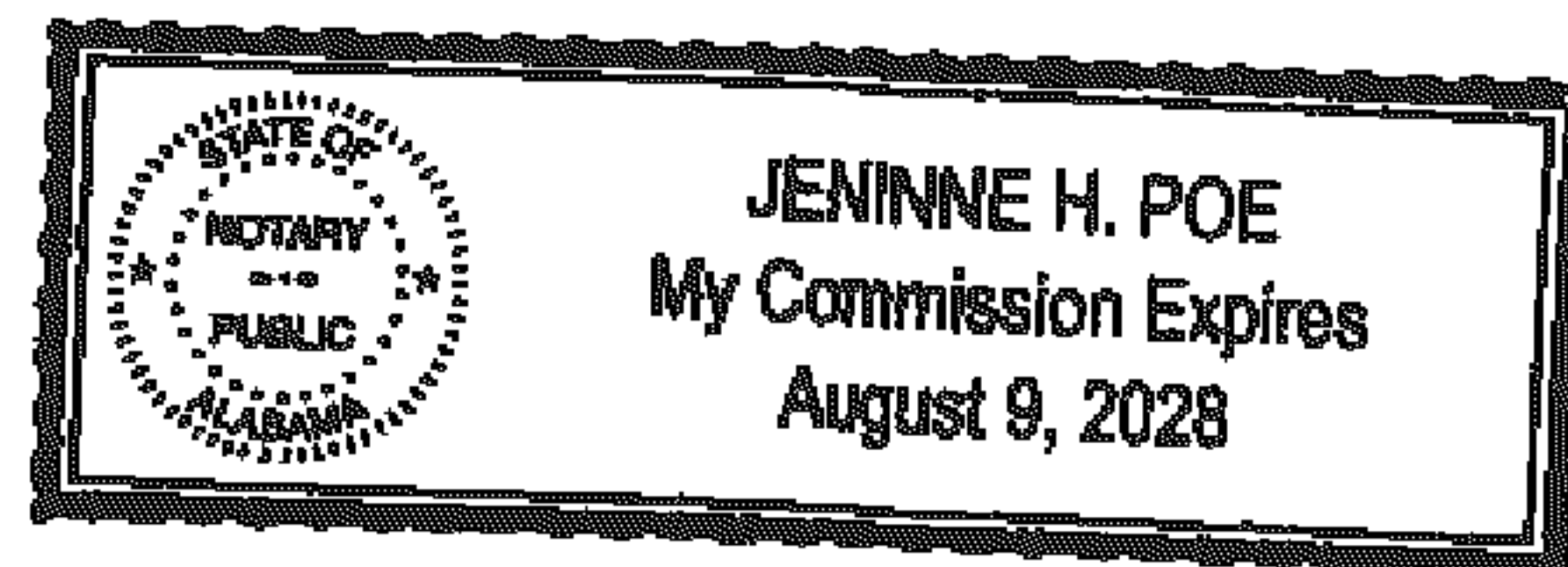
I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **David Lovvorn**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed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

WITNESS my hand and official seal in the county and state aforesaid this the 13 day of Feb, 2026.

Jeninne H. Poe  
Notary Public

[SEAL]

My Commission Expires: 8-9-2028



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

File No.: ATB4869

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20<sup>th</sup> day of February 2026.

Kay Riddle Brasfield  
Kay Riddle Brasfield

STATE OF ALABAMA

COUNTY OF JEFFERSON

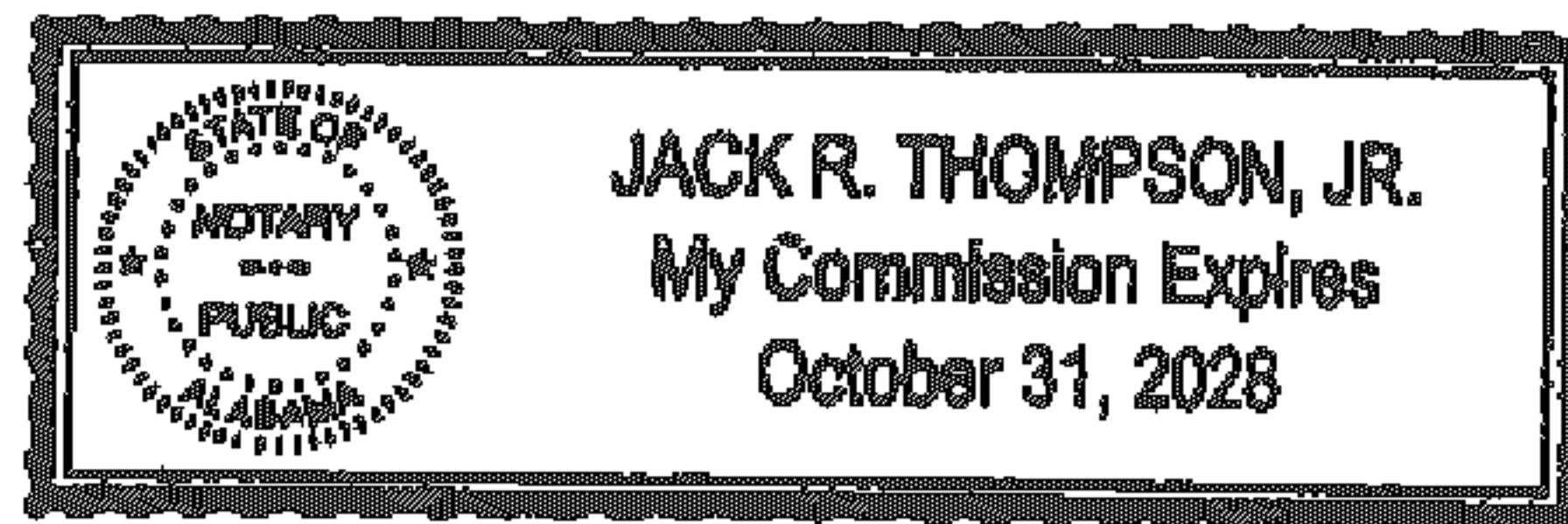
I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Kay Riddle Brasfield**, whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, 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 20<sup>th</sup> day of Feb, 2026.

Jack R. Thompson, Jr.  
Notary Public

[SEAL]

My Commission Expires: 10/31/2028



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/23/2026 12:30:27 PM  
\$148.00 KELSEY  
20260223000050640

Allie S. Bayl