

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
Sarah Sikes and William B. Sikes
151 Brynleigh Drive
Chelsea, AL 35043

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 DOLLARS (\$365,000.00)**, the amount of which can be verified by the closing statement, and other good and valuable consideration in hand paid to **Karen Bradberry and Gary Bradberry**, a married couple, and **Krystal Marko**, a unmarried person, (hereinafter referred to as "Grantors"), whose address is 163 Pine Lane, Chelsea, AL 35043, the receipt and sufficiency of which is hereby acknowledged, by **Sarah Sikes and William B. Sikes, wife and husband, as joint tenants with rights of survivorship** (hereinafter referred to as "Grantees"), whose address is 151 Brynleigh Drive, Chelsea, AL 35043, hereby grant, bargain, sell and convey unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, **the address of which is 151 Brynleigh Drive, Chelsea, AL 35043** to-wit:

**LOT 20, ACCORDING TO THE SURVEY OF BRYNLEIGH ESTATES,
AS RECORDED IN MAP BOOK 19, PAGE 139, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA.**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any...

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$328,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, and the successors and assigns of said Grantees, in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the 27 day of **February, 2026**

Karen Bradberry
Karen Bradberry

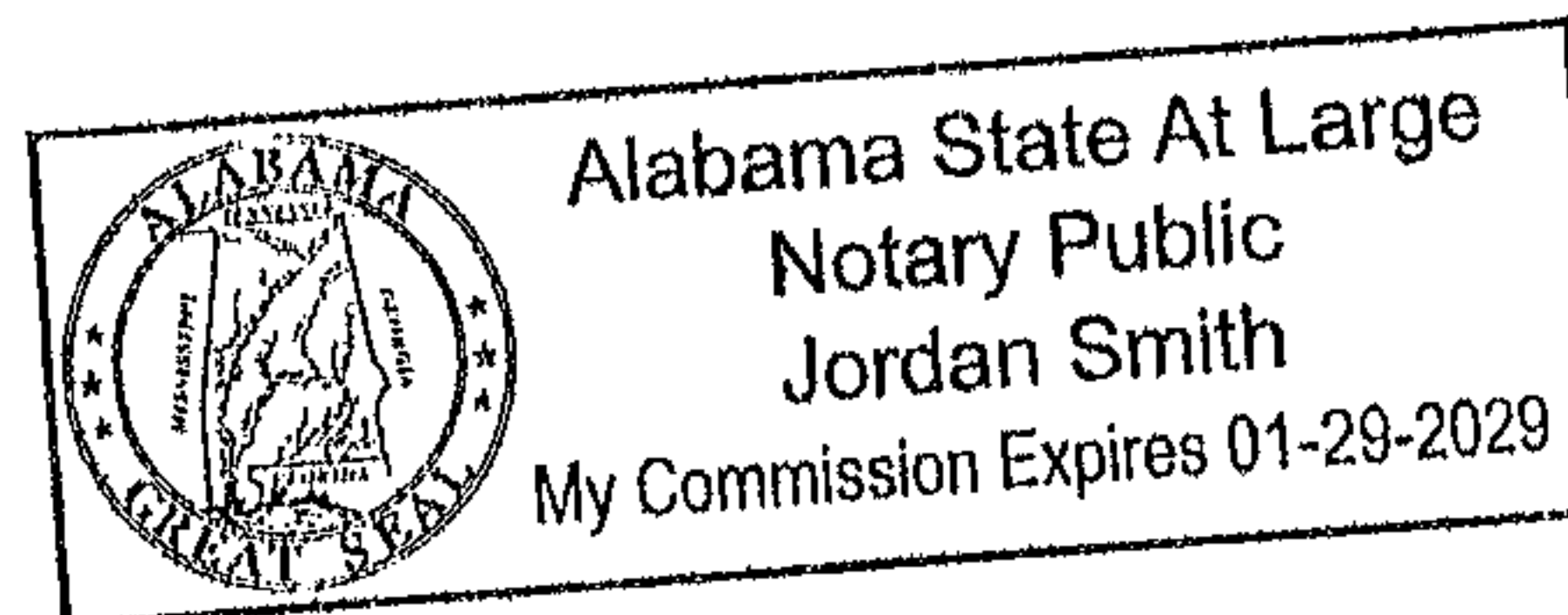
Gary Bradberry
Gary Bradberry

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Karen Bradberry and Gary Bradberry 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of February, 2026.

[Signature]
Notary Public
My Commission Expires: 1/29/29



IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the **27th day of February, 2026**

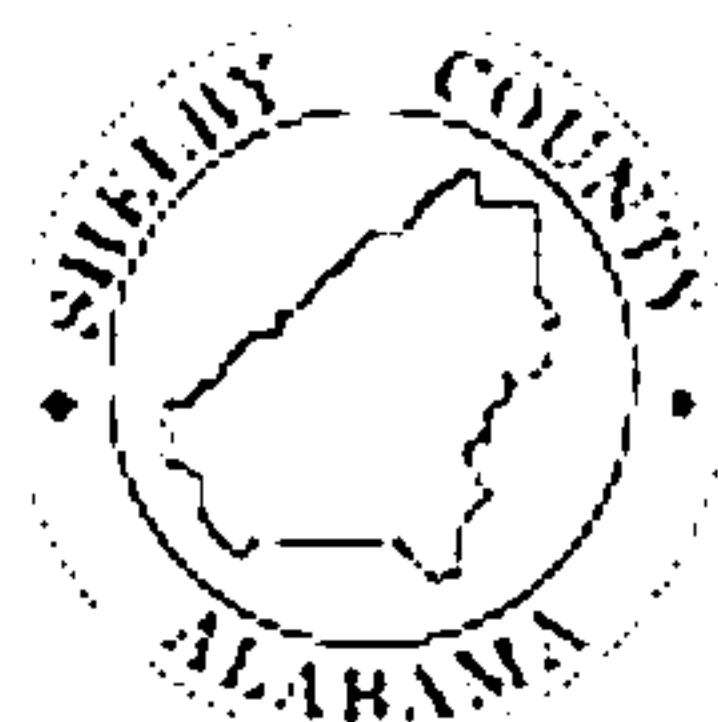
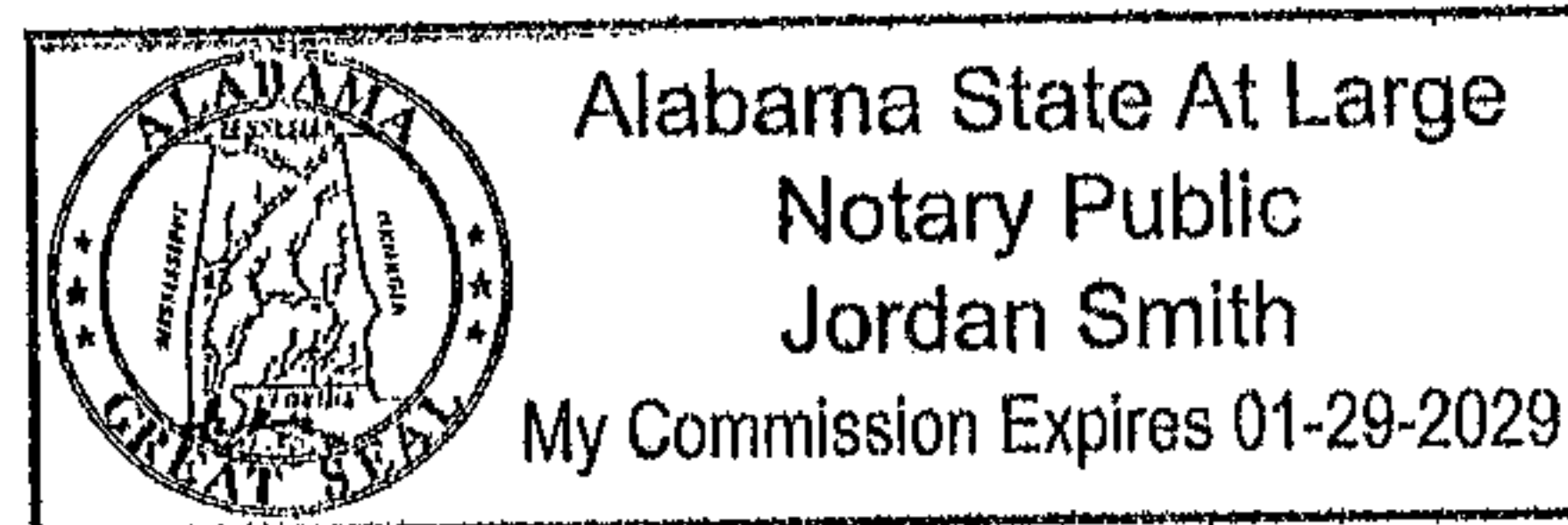

Krystal Marko

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Krystal Marko 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 27th day of February, 2026.


Notary Public
My Commission Expires: *1/29/29*



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/06/2026 03:44:28 PM
\$65.50 JOANN
20260306000066410**

Allie S. Bayl