

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

SEND TAX NOTICE TO:  
Uplift Homes, LLC  
107 Brookhollow Way  
Pelham, AL 35124

**GENERAL WARRANTY DEED**

**State of Alabama**  
**County of Shelby**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **FORTY THOUSAND FIVE HUNDRED EIGHTY TWO AND 62/100 DOLLARS (\$40,582.62)**, the amount of which can be verified by the closing statement, and other good and valuable consideration in hand paid to **Kristin Brooke Elliott, Personal Representative of The Estate of Karen Lee Bragan, deceased, Case No. PR-2022-000406, Kristin Elliott, a married woman, whose address is 2339 Haden Street, Hoover, AL 35226, and Victor S. Bragan, a single man** (hereinafter referred to as "Grantors"), whose address is 912 Ryecroft Road, Pelham, AL 35124, the receipt and sufficiency of which is hereby acknowledged, by the **Uplift Homes, LLC, an Alabama Limited Liability Company** (hereinafter referred to as "Grantee"), hereby grant, bargain, sell and convey unto Grantee, 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, to-wit:

**Lot 4, Block 3, according to Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, AL.**

**This deed is being conveyed subject to that certain mortgage from Karen L. Bragan aka Karen H. Bragan aka Karen Bragan to Regions Bank in the amount of \$21,000.00, dated 4/2/21, recorded 5/7/21 in Instrument No. 20210507000228730.**

Property Address: **912 Ryecroft Road, Pelham, AL 35124**

**This property does not constitute as the homestead of the Grantor Kristin Elliott nor her spouse.**

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 property does not constitute the homestead of the seller nor their spouse.

**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.

\$0.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

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

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantee, Grantee's 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 Grantee, and Grantee's 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 19th day of~~  
**February, 2026**

The Estate of Karen Lee Bragan, deceased, Case No. PR-2022-000406

By: Kristin Brooke Elliott  
Kristin Brooke Elliott, Personal Representative

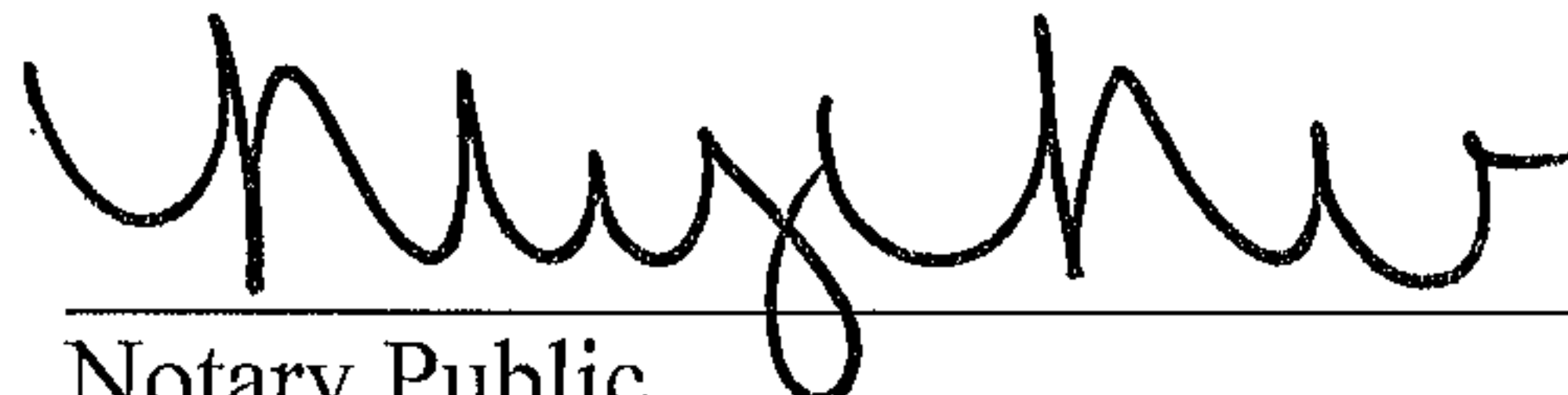
Kristin Elliott  
Kristin Elliott

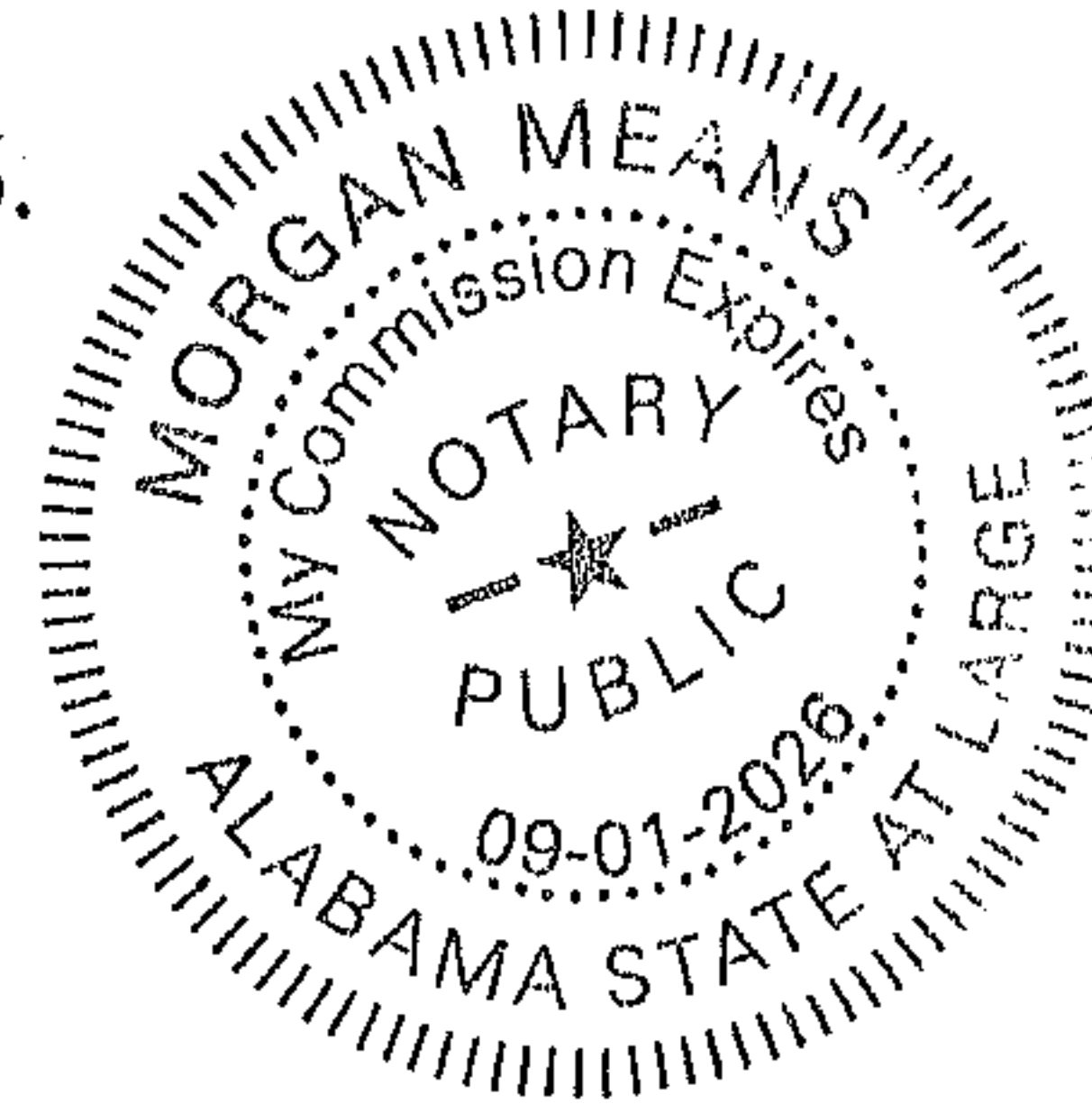
Victor S. Bragan  
Victor S. Bragan

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Morgan Means, a Notary Public, in and for said County, in said State, hereby certify that Kristin Brooke Elliott, whose name as Personal Representative of the Estate of Karen Lee Bragan, Probate Case Number PR-2022-000406, as filed in Shelby County is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, he/she, as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand this the 19th day of February, 2026.

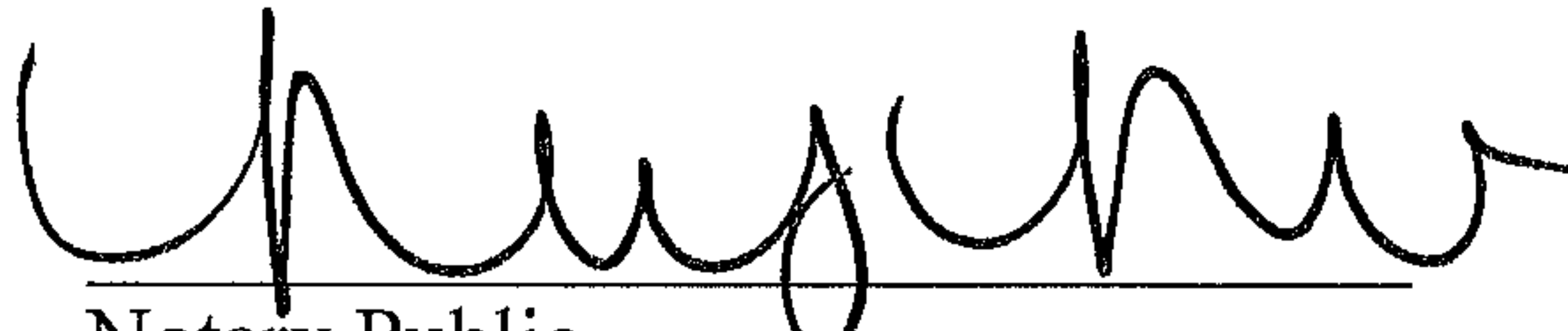
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/1/26

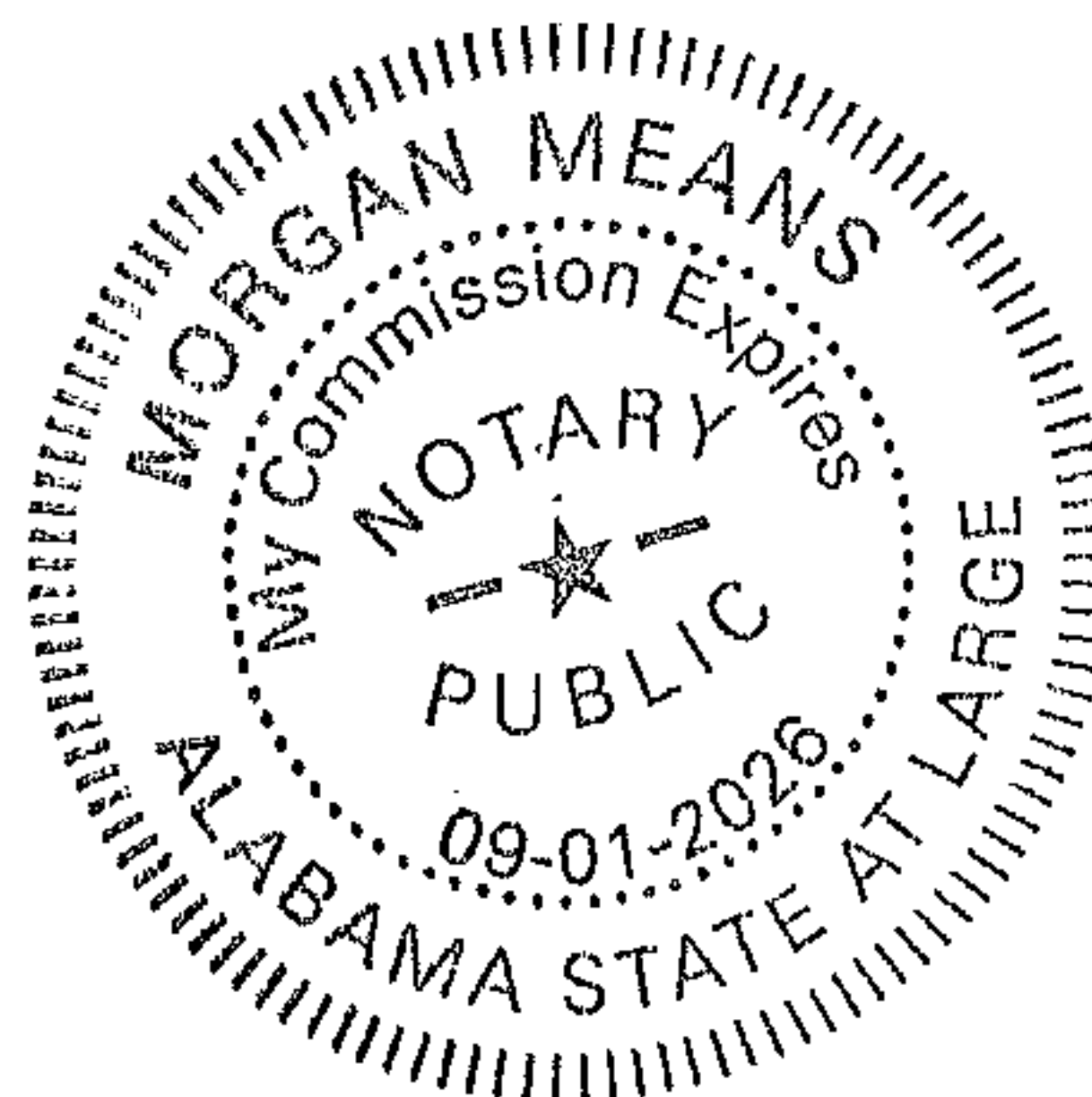


STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kristin Elliott and Victor S. Bragan 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 19th day of February, 2026.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 9/1/26



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/26/2026 08:12:53 AM**  
**\$69.00 PAYGE**  
**20260326000085600**

*Alli S. Beyl*