

Send Tax Notice to:  
Nathan Hardenbergh and Madison  
Carter Hardenbergh  
4954 Keith Dr.  
Birmingham, AL 35242

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-26-2032**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **FOUR HUNDRED SIXTY NINE THOUSAND AND 00/100 (\$469,000.00) 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

**Reginald Yarbrough and Shelby Yarbrough, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1000 Wesley Trc, Birmingham, AL 35242

by **Nathan Hardenbergh and Madison Carter Hardenbergh (herein referred to as "Grantee," whether one or more)**, whose mailing address is

4954 Keith Dr, Birmingham, AL 35242

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 **4954 Keith Dr, Birmingham, AL 35242**, 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.

**\$359,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

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.

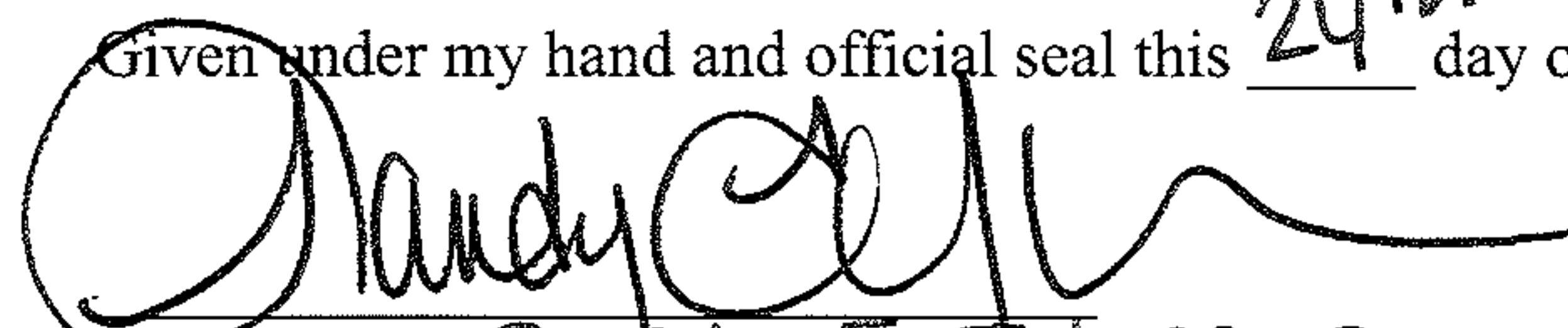
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 24<sup>th</sup> day of March, 2026

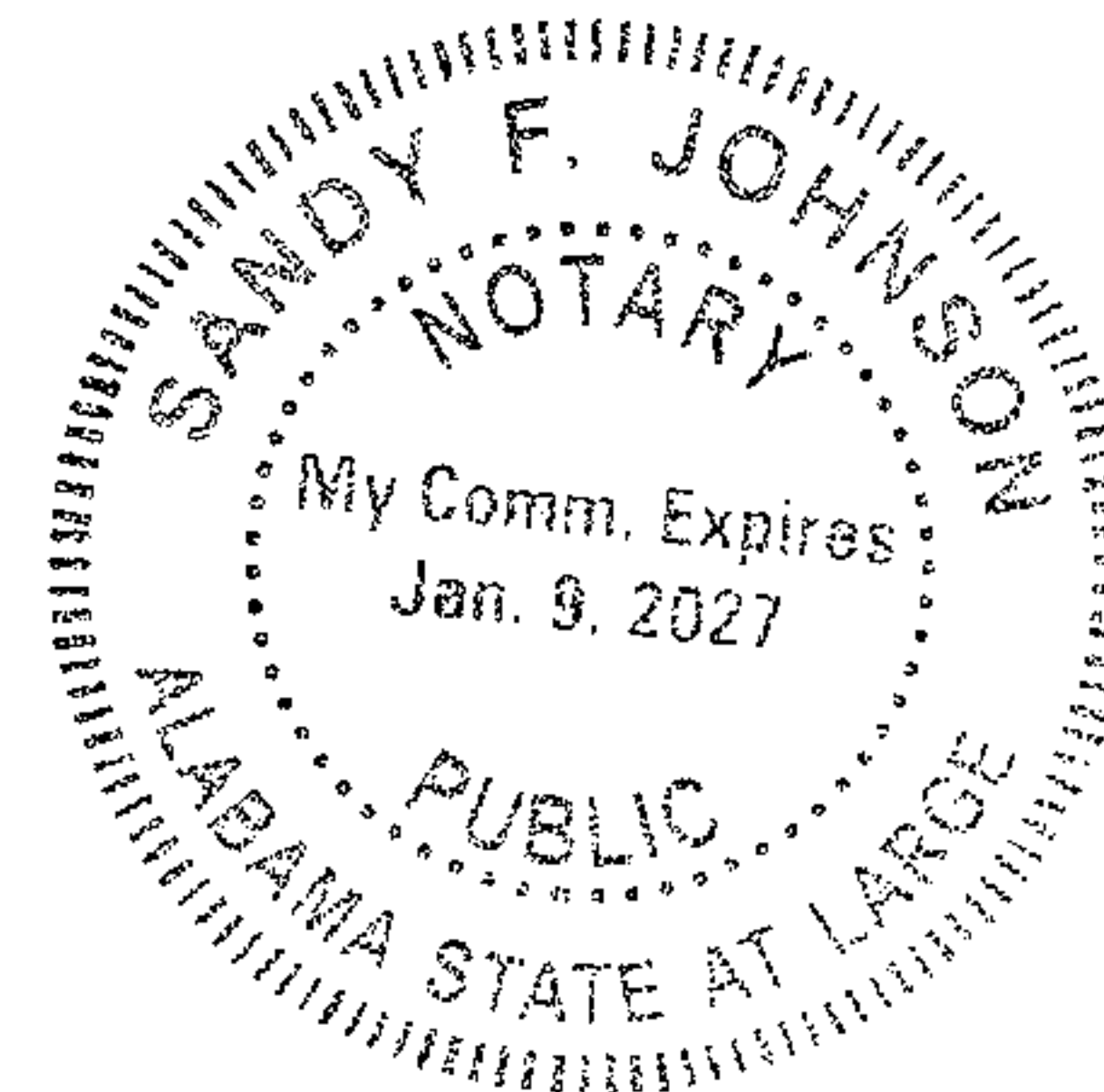
  
\_\_\_\_\_  
Reginald Yarbrough  
  
\_\_\_\_\_  
Shelby Yarbrough

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Reginald Yarbrough and Shelby Yarbrough 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 24<sup>th</sup> day of March, 2026.

  
\_\_\_\_\_  
Notary Public Sandy F. Johnson  
My Commission Expires: 01-09-2027



**EXHIBIT A**

Property 1:

Property 1: Lot 47 according to the Survey of Oak Meadows, 2nd Sector as recorded in Map Book 22, Page 79, Shelby County, Alabama records.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**04/02/2026 12:14:28 PM**  
**\$138.00 JOANN**  
**20260402000096650**

*Alvin S. Bayl*