

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Bradley Hartsell Byers, Jr.
400 Castlehill Circle
B'ham, AL 35242
(Property Address: 1183 Berwick Road
Birmingham, AL 35242)

WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of One Hundred Eighty-Five Thousand and No/100 (\$185,000.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is
acknowledged, I/we, Patricia Anne Schneider, an unmarried woman
(whose address is: 930 Highland Rd, Homewood, AL 35209)
(hereinafter referred to as grantors) do grant, bargain, sell and convey unto
Bradley Hartsell Byers, Jr.
(whose address is: 400 Castlehill Circle, B'ham, AL 35242)

(herein referred to as GRANTEE, whether one or more), the following described real estate,
situated in Shelby County, Alabama, to wit:

Lot 139A., according to a Resurvey of Lots 129, through 178, Greystone Ridge Garden
Homes, as recorded in Map Book 17, Page 28, in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements, restrictions and rights-of-way of record.

\$ 152,000.00 of the above stated sales price evidenced by mortgage loan
Closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said grantee, its successors and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators
covenant with the said GRANTEES, their successors and assigns, that I am (we are) lawfully
seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise
noted 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
GRANTEES, their successors 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 7th
day of August, 2017.

Patricia Anne Schneider by Jon Schneider Attorney in Fact (Seal) _____ (Seal)
Patricia Anne Schneider, by
Jon Schneider, her Attorney-in-Fact

STATE OF Alabama)

Representative Acknowledgment

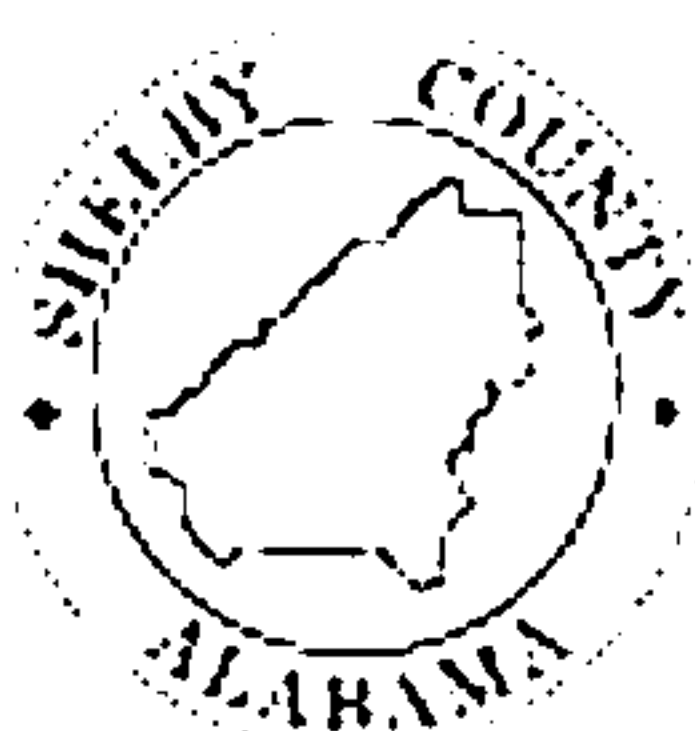
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Jon Schneider, whose name as Attorney-in-Fact for/of Patricia Anne Schneider
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 the conveyance, he, in his capacity as such
Attorney-in-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, A.D. 2017.

My Commission Expires: 4/21/20

William H. Halbrooks
William H. Halbrooks, Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/08/2017 11:00:00 AM
\$48.00 CHERRY
20170808000286200

Jon Schneider

