

This instrument was prepared by:  
Caroline Harrington Allen, Attorney  
#1 Independence Plaza - Suite 704  
Birmingham, AL 35209

Send Tax Notice To:  
Reece Halyard  
501 St. Lauren Way  
Birmingham, AL 35242  
(Also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP  
STATE OF ALABAMA )

COUNTY OF SHELBY )  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Twenty Five Thousand and 00/100---(\$325,000.00) Dollars,  
As evidenced by closing statement

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt  
whereof is acknowledged, I or we

Robert N. Kohn and Elizabeth J. Kohn, trustees, or their successors in trust, under the Kohn Living Trust,  
dated August 22, 2008

(whose address is: 2845 Braemor The Colony, TX 75054)  
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Reece Halyard and Jessica H. Halyard  
(whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real  
estate situated in Shelby County, Alabama to-wit:

Lot 48, according to the Amended Map of Greystone Village, Phase 1 as recorded in Map Book 20, Page  
32, in the Probate Office of Shelby County, Alabama.

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

\$ 315,250.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of  
survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that  
(unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees  
herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the  
surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein  
shall take as tenants in common.

And I /we do for myself /ourselves and for my /our heirs, executors, and administrators covenant  
with the said GRANTEES, 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 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 heirs and assigns forever,  
against the lawful claims of all persons.

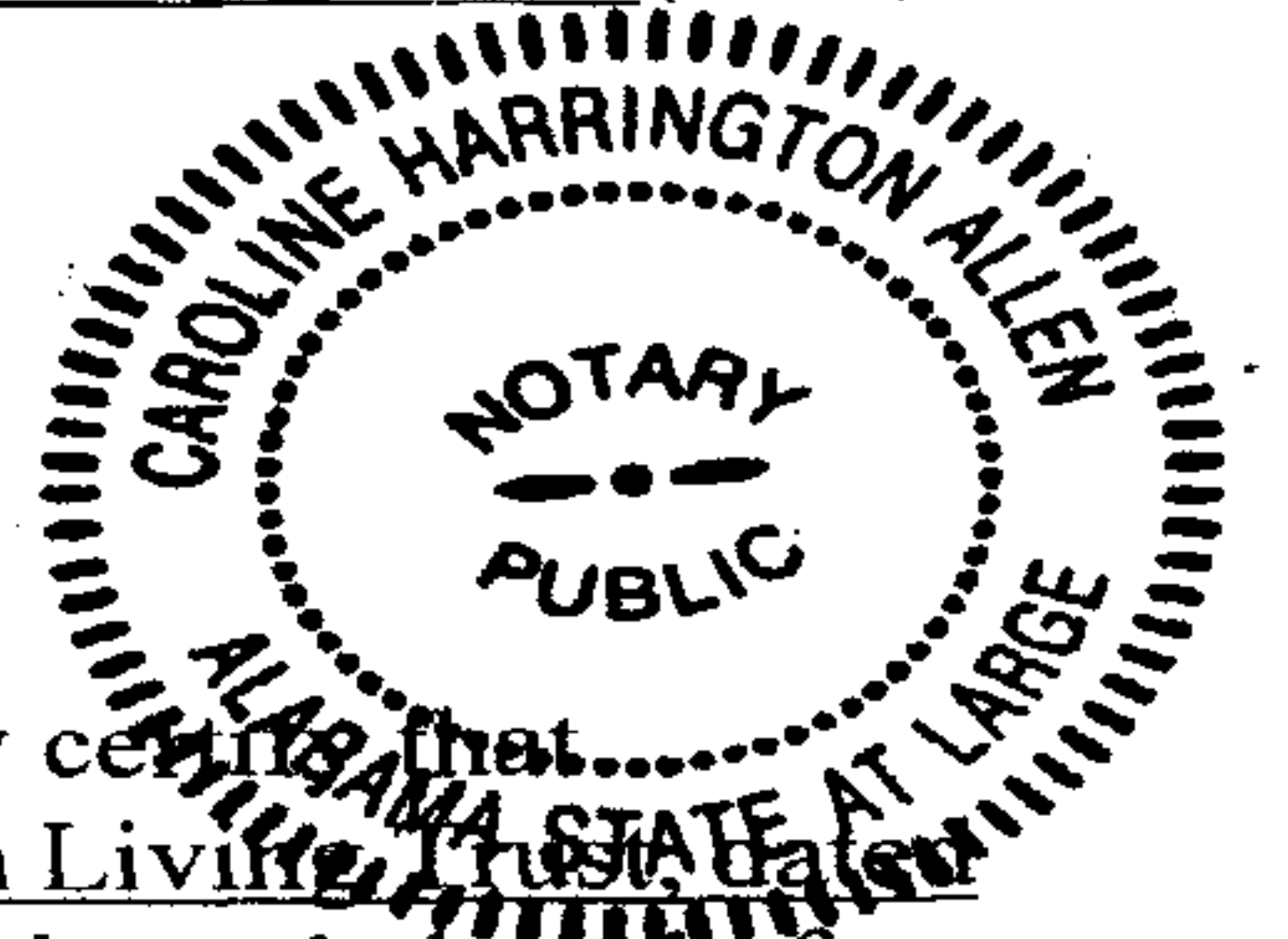
IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 23rd  
day of May, 2019.

Robert N. Kohn (Seal)  
Robert N. Kohn

Elizabeth J. Kohn (Seal)  
Elizabeth J. Kohn

STATE OF Alabama )  
 )  
Jefferson COUNTY )

Representative Acknowledgment



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that  
Robert N. Kohn and Elizabeth J. Kohn whose names as Trustees for/of The Kohn Living Trust dated  
August 22, 2008, 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 the conveyance, they, in their capacity as such  
Trustees executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May, A.D., 2019.

My Commission Expires: 9/22/21

Caroline Harrington Allen  
Notary Public: Caroline Harrington Allen



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/04/2019 12:51:18 PM  
\$25.00 CHARITY  
20190604000192010

Allen S. Bayl