

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Edward Posada and
Michelle Schuldt
765 Bailey Brook Circle
Hoover, AL 35244

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Seventy-Two Thousand and 00/100 (\$272,000.00) DOLLARS, and other good and valuable consideration as set out in sales contract, this day in hand paid to the undersigned GRANTORS, **Bryan Scott Tyra and Cynthia Barnett Tyra, husband and wife**, (hereinafter referred to as GRANTORS), whose address is 3210 Tyrol Lane, Birmingham, AL, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Edward Posada and Michelle Schuldt**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 7, according to the Survey of Riverchase West - Dividing Ridge, as recorded in Map Book 6, page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 765 Bailey Brook Circle, Hoover, AL 35244

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

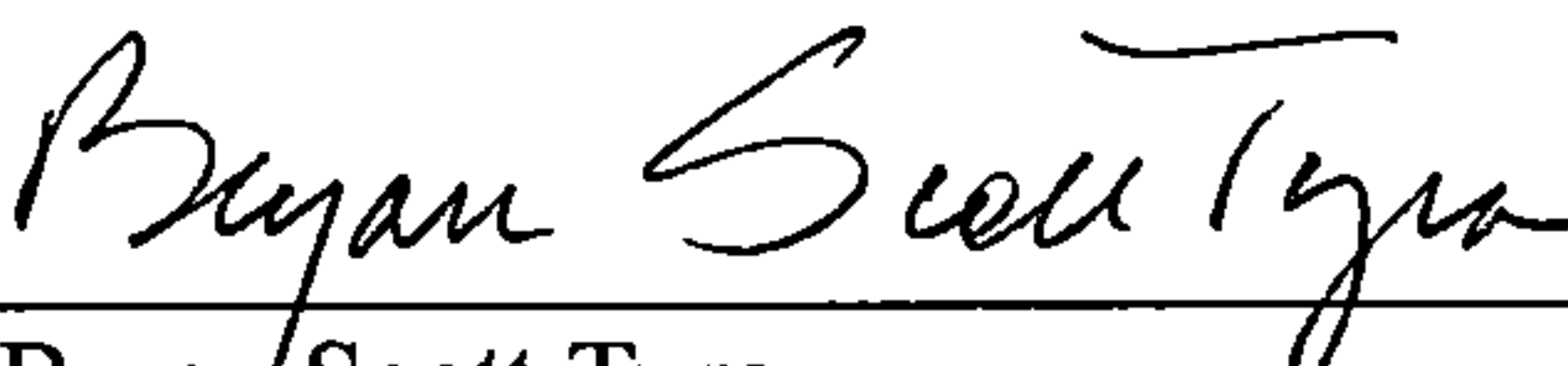
\$258,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 3rd day of August, 2020.

Shelby County, AL 08/04/2020
State of Alabama
Deed Tax: \$14.00



Bryan Scott Tyra

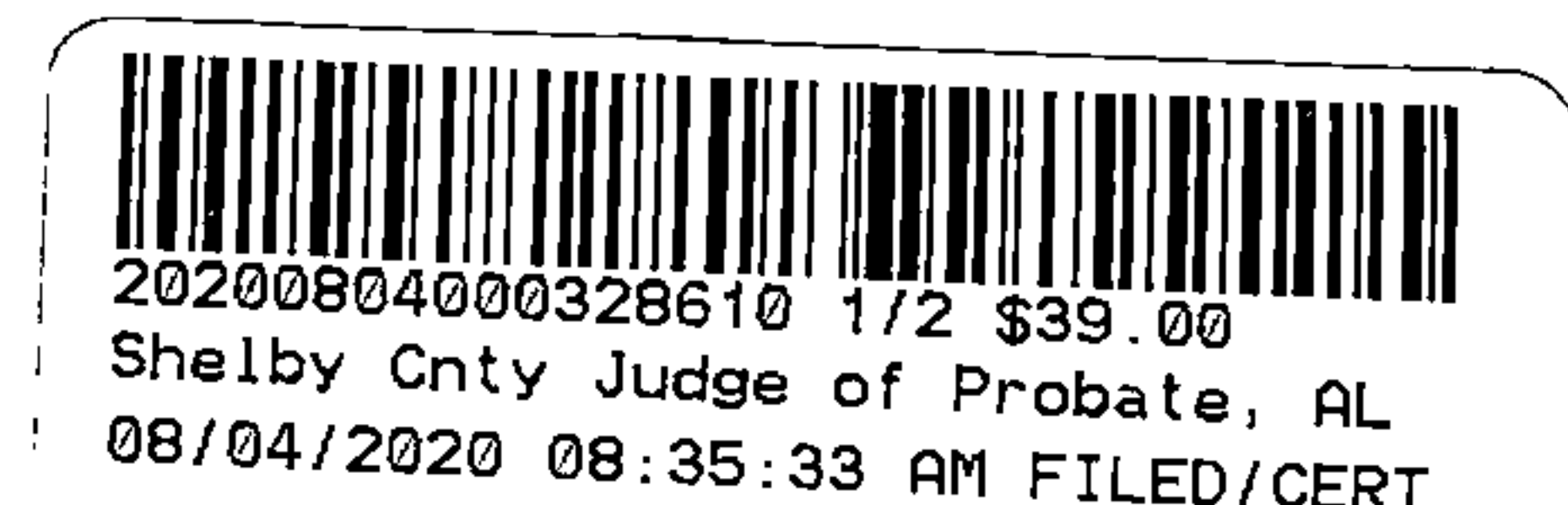

Cynthia Barnett Tyra

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Bryan Scott Tyra and Cynthia Barnett Tyra, husband and wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 3rd day of August, 2020.


NOTARY PUBLIC Katherine H. Watkins
My Commission Expires: 08/14/2021



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Dr. Scott Tyra
Mailing Address 3210 Terol Lane
Birmingham, AL 35214

Grantee's Name Edward Posada
Mailing Address 7165 Bailey Brook Circle
Hoover, AL 35244

Property Address 7165 Bailey Brook Circle
Hoover, AL 35244

Date of Sale 8/3/2020
Total Purchase Price \$ 272,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/3/2020

Print Dawn Rasco

Sign

Dawn Rasco

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20200804000328610 2/2 \$39.00
Shelby Cnty Judge of Probate, AL
08/04/2020 08:35:33 AM FILED/CERT

Verified by)

Form RT-1