

20201230000600030  
12/30/2020 10:11:29 AM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Michael Byars and Emily Byars  
2913 Garland Cir  
Birmingham, AL 35242

**This instrument prepared by:**  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243  
BHM2001840

### WARRANTY DEED

State of Alabama  
County of Shelby

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **Three Hundred Twenty Nine Thousand and 00/100 Dollars (\$329,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Earnest P. Jonseof, an unmarried man**, whose address is 488 Paice Dr Hoover AL 35226, (hereinafter "Grantor", whether one or more), by **Michael Byars and Emily Byars**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Michael Byars and Emily Byars, a married couple**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2913 Garland Cir, Birmingham, AL 35242**, to-wit:

**Lot 4, Park Wood Estates, according to the Survey of Park Wood Estates, as recorded in Map Book 16, Page 115, in the Probate Office of Shelby County, Alabama.**

**Earnest P. Jonseof is the surviving grantee of that deed recorded in Inst. #2000-36422, the other grantee, Terri Jonseof having died on or about the 8<sup>th</sup> day of February, 2017.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

**Subject to a third-party mortgage in the amount of \$263,200.00 executed and recorded simultaneously herewith.**

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

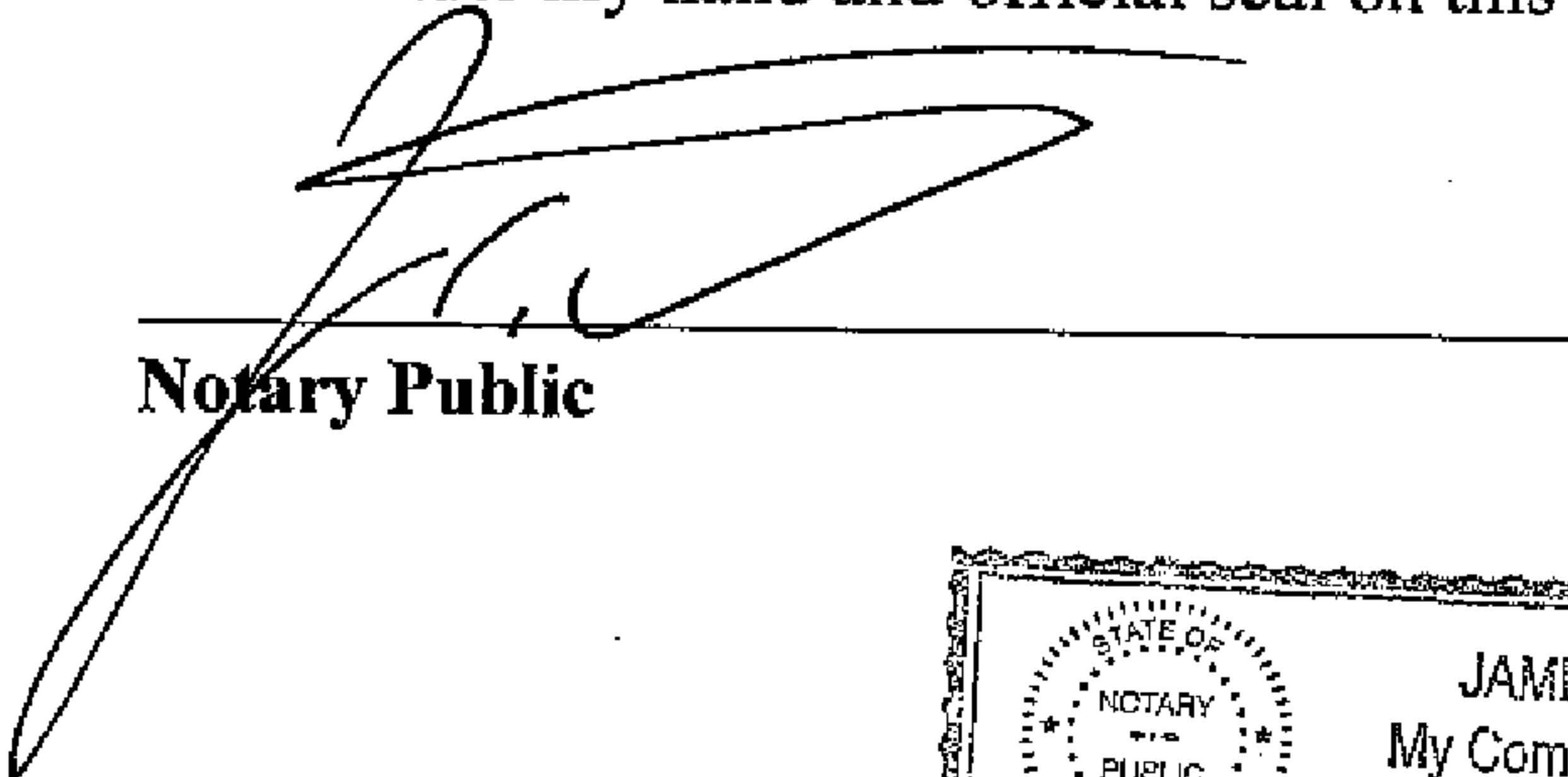
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 28th day of December, 2020.

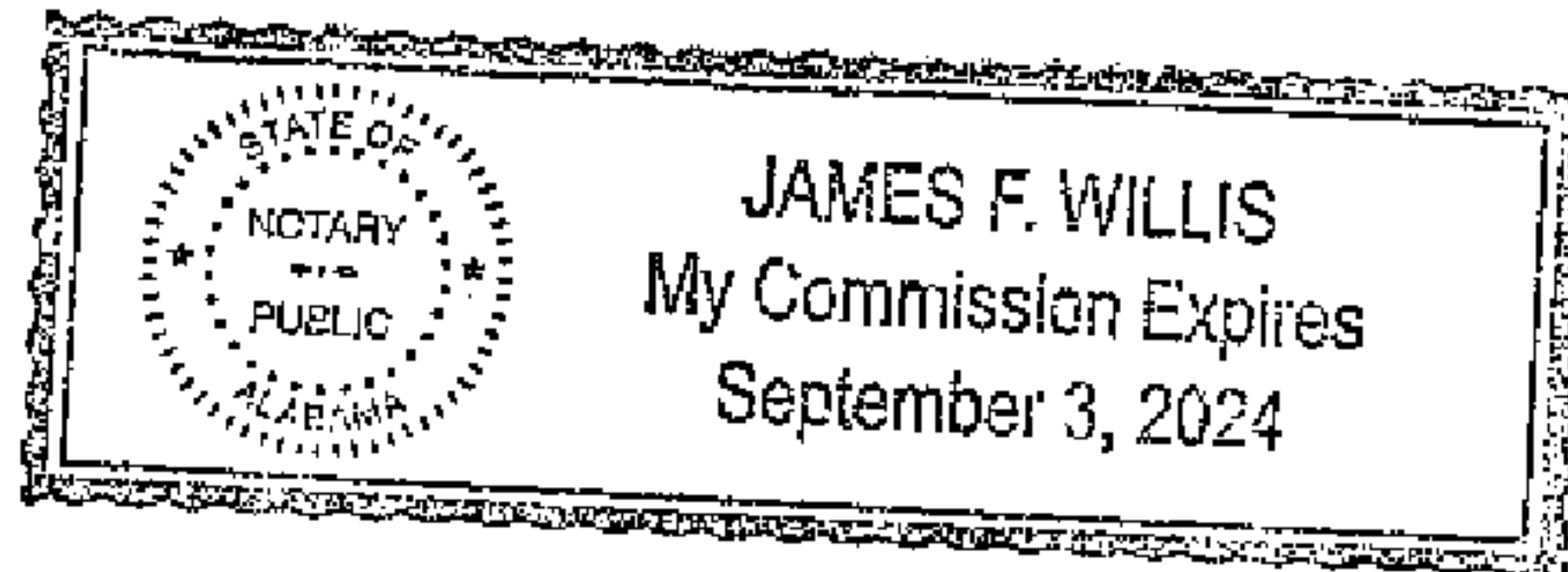
  
Earnest P. Jonseof

**STATE OF ALABAMA  
COUNTY OF JEFFERSON**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify, Earnest P. Jonseof, whose name(s) 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/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 28th day of December, 2020.

  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/30/2020 10:11:29 AM  
\$91.00 CHARITY  
20201230000600030

*Allie S. Boyd*