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04/16/2021 08:14:32 AM  
DEEDS 1/2

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Bryan Nicholas Taylor  
247 Clairmont Rd.  
Sterrett, AL 35147

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty Eight Thousand Dollars and No Cents (\$338,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we,

Matthew K. Casey, an unmarried man, whose mailing address is:

1095 Dublin Way, Birmingham, AL 35242

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

Bryan Nicholas Taylor, whose mailing address is:

247 Clairmont Rd., Sterrett, AL 35147

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

Lot 149, according to the Survey of Forest Park, 1st Sector, as recorded in Map Book 22, Pages 28 A, B & C, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$321,100.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

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 the 15th day of March, 2021.

  
Matthew K. Casey

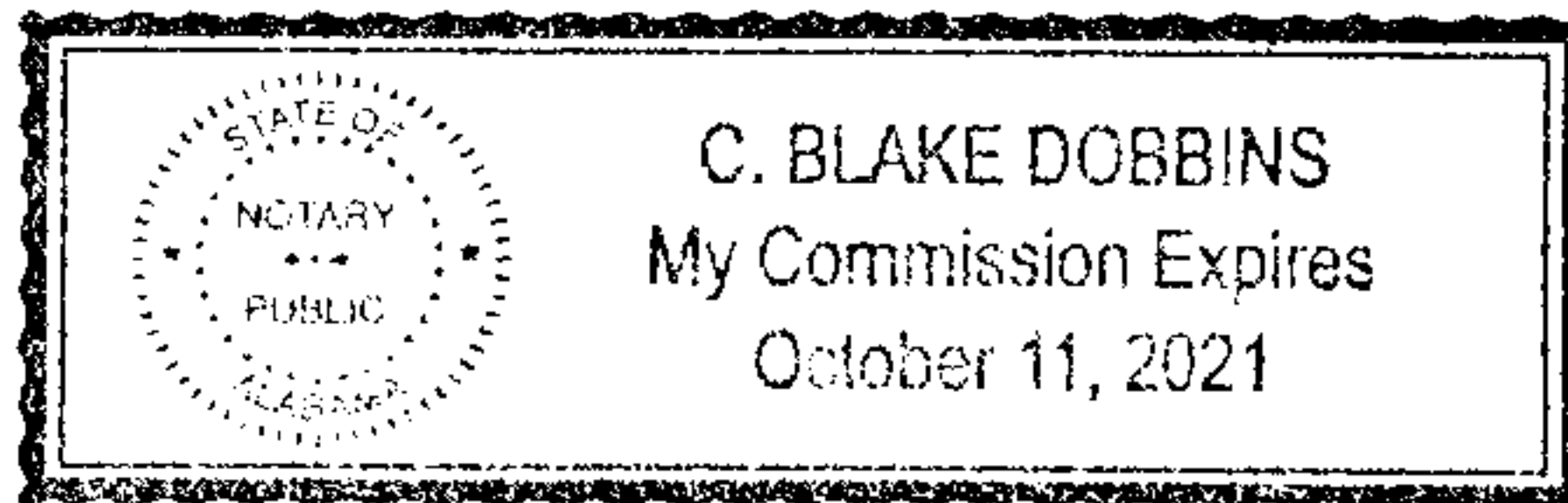
State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Matthew K. Casey, an unmarried man 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 15th day of March, 2021.

  
Notary Public, State of Alabama

Printed Name of Notary \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/16/2021 08:14:32 AM  
\$42.00 JOANN  
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