

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

Send Tax Notice To:  
Lisa M. Fehr  
566 Park Lake Lane  
Helena, AL 35080

## GENERAL WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Forty Five Thousand Dollars and No Cents (\$345,000.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Bryan Yarbrough, a single person, whose address is  
4048 Ashley Drive, Leeds, AL 35094  
(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Lisa M. Fehr whose address is 566 Park Lake Lane, Helena, AL 35080 (herein referred to as Grantee, whether one or more), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 441, according to the Survey of the Final Plat Riverwoods 4th Sector, Phase II, as recorded in Map Book 31, Page 23, in the Probate office of Shelby County, Alabama.

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

\$276,000.00 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 7th day of June, 2021.

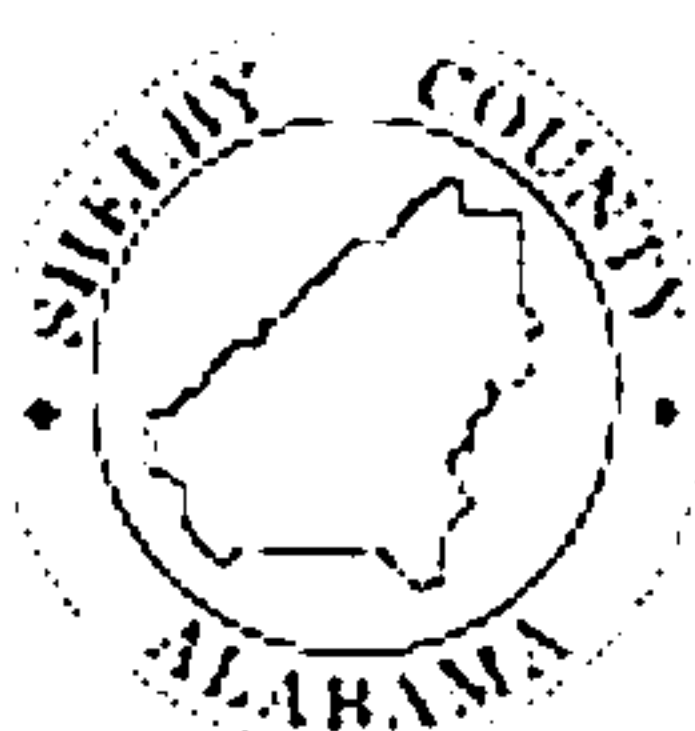
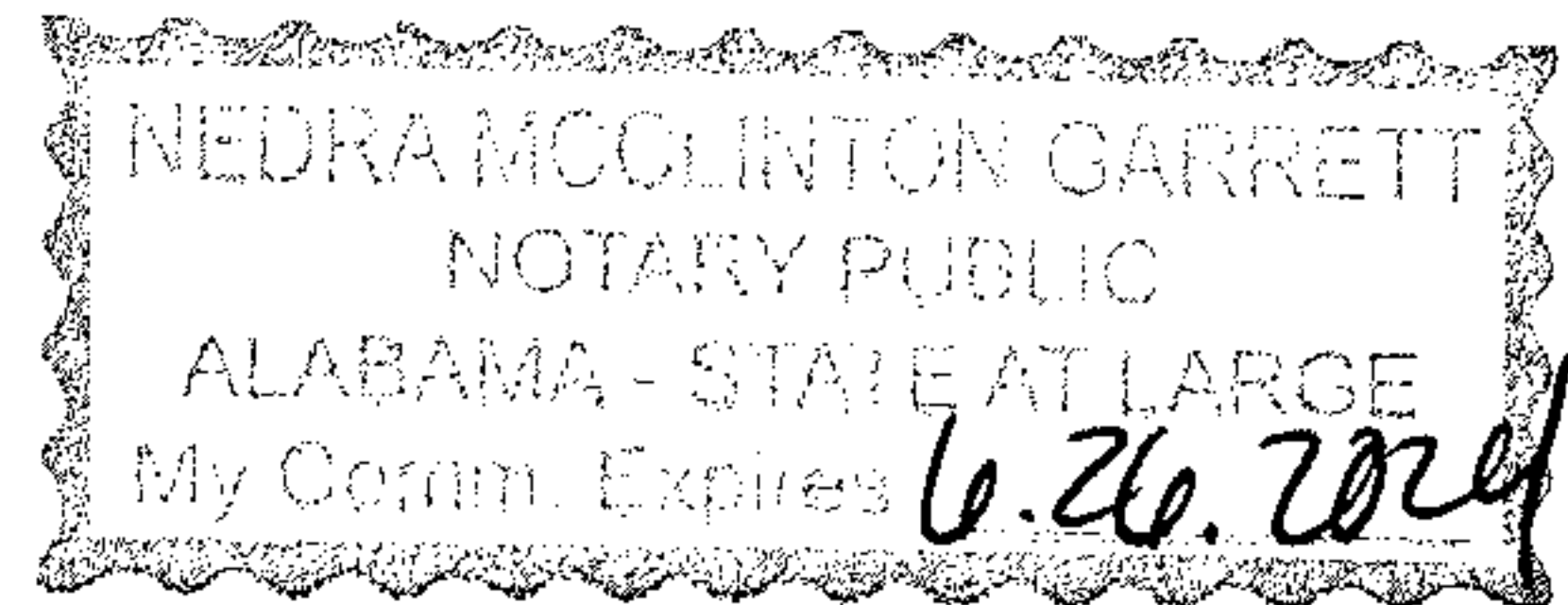
*Bryan Yarbrough*  
Bryan Yarbrough

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Bryan Yarbrough 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, this the 7th day of June, 2021.

*Nedra McClinton Garrett*  
Notary Public, State of Alabama  
*Nedra McClinton Garrett*  
Printed Name of Notary  
My Commission Expires: *6.26.2024*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/08/2021 04:14:22 PM  
\$94.00 JOANN  
20210608000280680

*Alvin S. Boyd*