

Send tax notice to:  
Mark Edward Bria & Stephanie Bria  
3609 Robin Circle  
Birmingham, AL 35242  
HOV2100408

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

State of Alabama  
County of Shelby

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Ninety Thousand and 00/100 Dollars (\$390,000.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **William Rush Elliott and Candice Branscum Elliott, husband and wife**, whose mailing address is:

1044 Eagle Hollow Drive, Birmingham AL 35242 (hereinafter referred to as "Grantors"), by **Mark Edward Bria and Stephanie B. Bria** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 31, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 91 A & B, in the Probate Office of Shelby County, Alabama**

Property Address: 3609 Robin Cir., Birmingham, AL 35242

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

**\$260,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), William Rush Elliott and Candice Branscum Elliott by William Rush Elliott, attorney in fact have hereunto set their signature(s) and seal(s) on July 30, 2021.

*William Rush Elliott*

William Rush Elliott

*Candice Branscum Elliott by William Rush Elliott, attorney in fact*

Candice Branscum Elliott by William Rush Elliott, attorney in fact

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Rush Elliott, individually and whose named as attorney in fact for Candice Branscum Elliott, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she individually and, in his/her capacity as such attorney in fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of July, 2021.

(NOTARIAL SEAL)



*Nicholas Dean Leslie*  
\_\_\_\_\_  
Notary Public  
Print Name:  
Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
08/09/2021 08:38:12 AM  
\$155.00 JOANN  
20210809000383630

*Allie S. Bayl*