

**SEND TAX NOTICE TO:**  
Carol L. Pybas and Jeffery Todd Pybas  
224 Beaver Trail  
Pelham, AL 35124

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

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED FIFTEEN THOUSAND AND 00/100 (\$315,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Patrick Knight and Mary Katherine Knight, a married couple and Ellen E. Thomas, an unmarried woman**, whose address is 26339 Martinique Drive, Orange Beach, AL 36561, (hereinafter "Grantor", whether one or more), by **Carol L. Pybas and Jeffery Todd Pybas**, whose address is 224 Beaver Trail, Pelham, AL 35124, (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 **Carol L. Pybas and Jeffery Todd Pybas, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **224 Beaver Trail, Pelham, AL 35124** to-wit:

**Lot 70, according to the Survey of Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.**

**LESS AND EXCEPT:** A portion of Lot 70, Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Beginning at an existing iron rebar, being the locally accepted Northeast corner of said Northeast corner of Lot 70, run in a Southerly direction, along the East line of said Lot 70, for a distance of 97.0 feet to the Southeast corner of said lot; thence turn an angle to the right 90 degrees and run in a Westerly direction, along the South line of said Lot 70. for a distance of 6.33 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 96 degrees 14 minutes 45 seconds and run in a Northerly direction for a distance of 37.57 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 4 degrees 05 minutes 29 seconds and run in a Northerly direction for a distance of 59.40 feet, more or less to the point of beginning,

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 \$190,400.00 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 9 day of May, 2022.



**Ellen E. Thomas**

STATE OF Alabama  
COUNTY OF Baldwin

I, the undersigned Notary Public in and for said County and State, hereby certify that Ellen E. Thomas whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

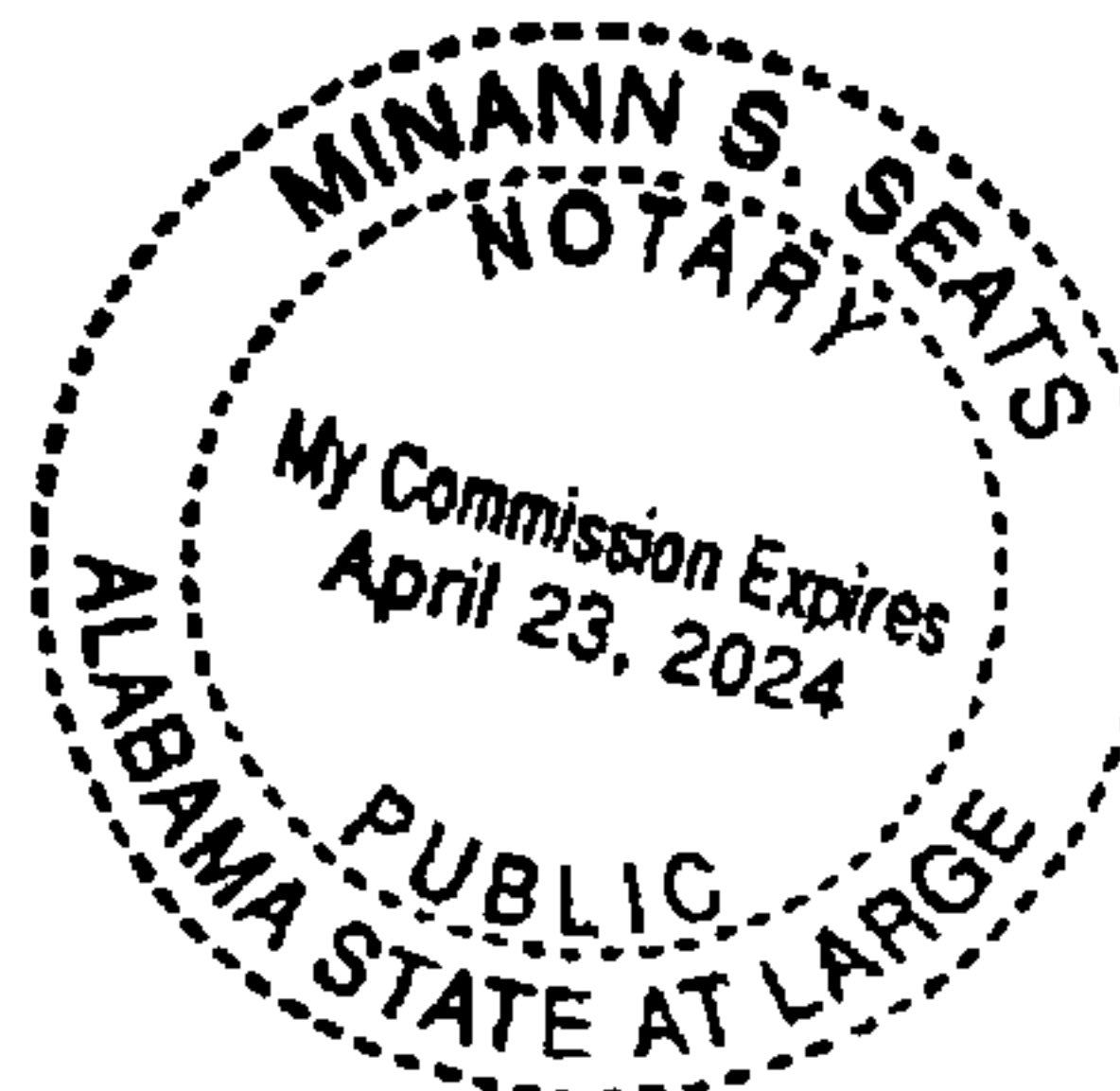
Given under my hand and official seal this 9<sup>th</sup> day of May, 2022.



**Notary Public**

My Commission Expires:

April 23, 2024





IN WITNESS WHEREOF, Grantor has set their signature and seal on this 11th day of May, 2022.



Patrick Knight

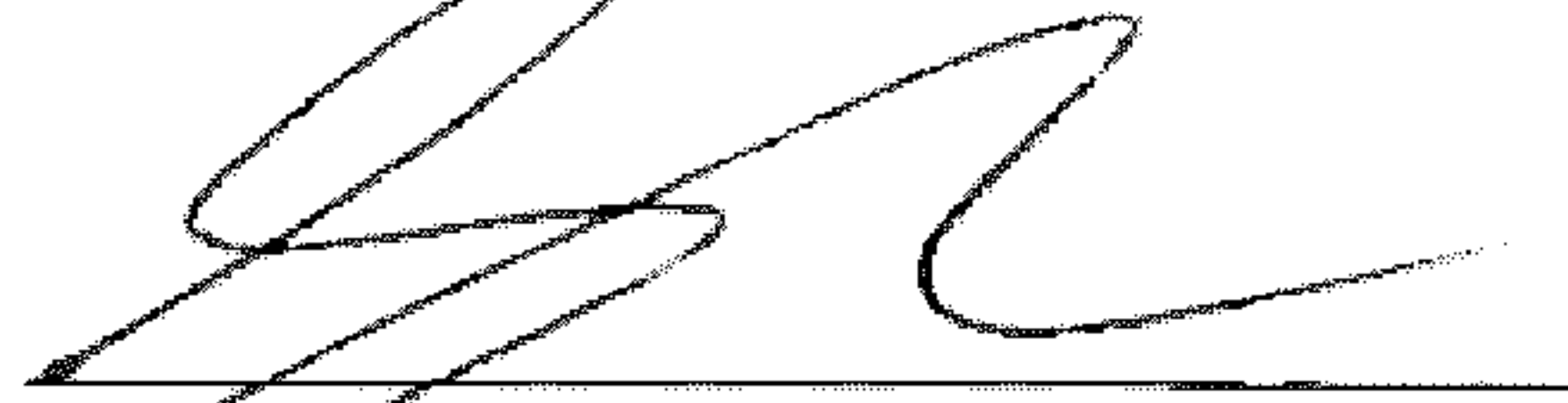


Mary Katherine Knight

STATE OF ALABAMA  
COUNTY OF JEFFERSON

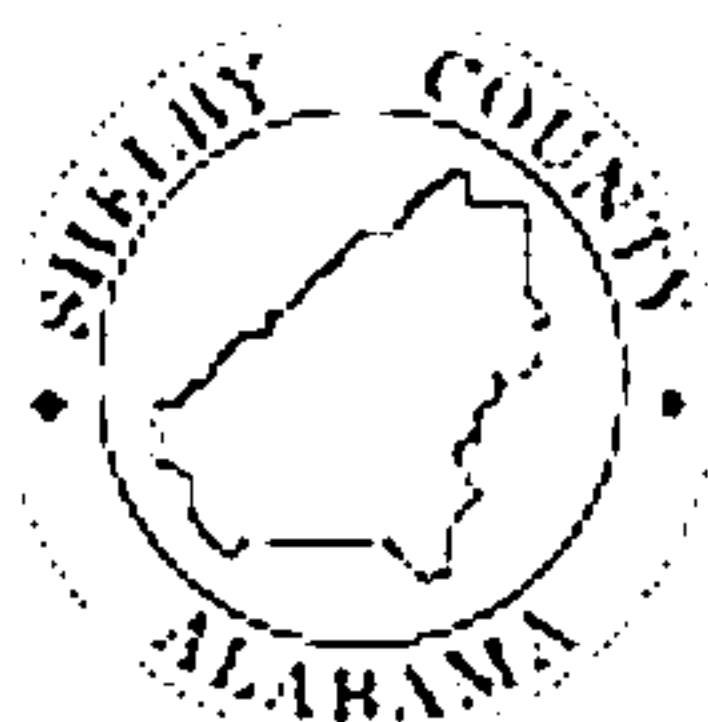
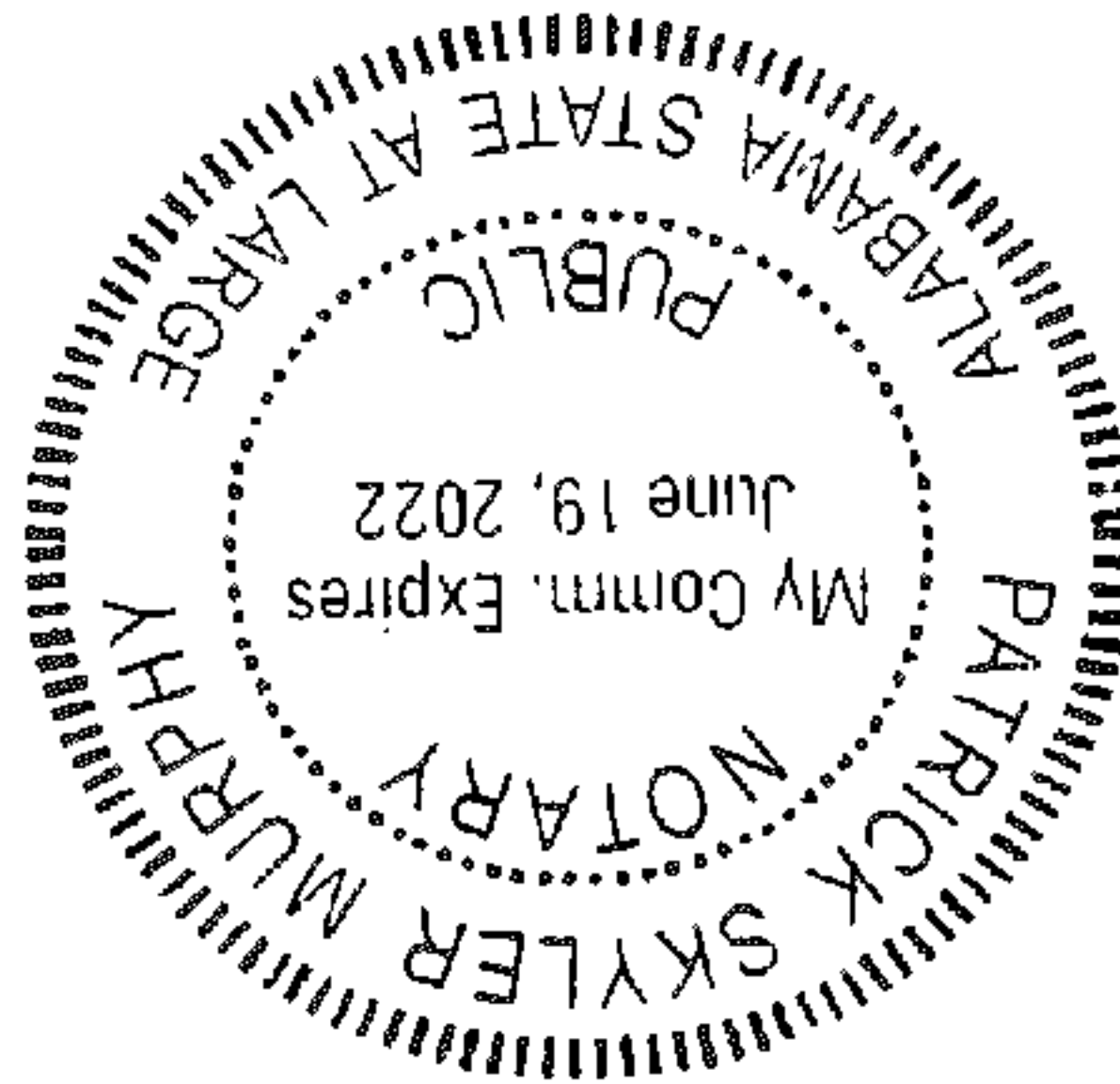
I, the undersigned Notary Public in and for said County and State, hereby certify that Patrick Knight, Mary Katherine Knight whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, 2022.



Notary Public

My Commission Expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/12/2022 09:39:51 AM  
\$343.00 CHERRY  
20220512000194300

