

**SEND TAX NOTICE TO:**  
Pam Bryant and Steve Bryant  
2820 Acton Place  
Vestavia, AL 35243

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 **TWO HUNDRED FORTY FIVE THOUSAND AND 00/100 (\$245,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Alastair Muir-Taylor, a married man**, whose address is 2801 Saddlecreek Trail, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **Pam Bryant and Steve Bryant**, whose address is 2820 Acton Place, Vestavia, AL 35243, (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 **Pam Bryant and Steve Bryant, a married couple**, the following described real estate situated in Shelby County, Alabama, the address of which is **Lot 23, Saunders Bridge Road, Sterrett, AL 35147 to-wit:**


**Lot 23, according to the Survey of Saunders Bridge, 1st Sector, as recorded in Map Book 38, Pages 38A, 38B, 38C, and 38D, in the Probate Office of Shelby County, Alabama.**

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.

The subject property does not constitute the homestead of the grantor nor their spouse.

**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 16th day of December, 2022.

  
Alastair Muir-Taylor

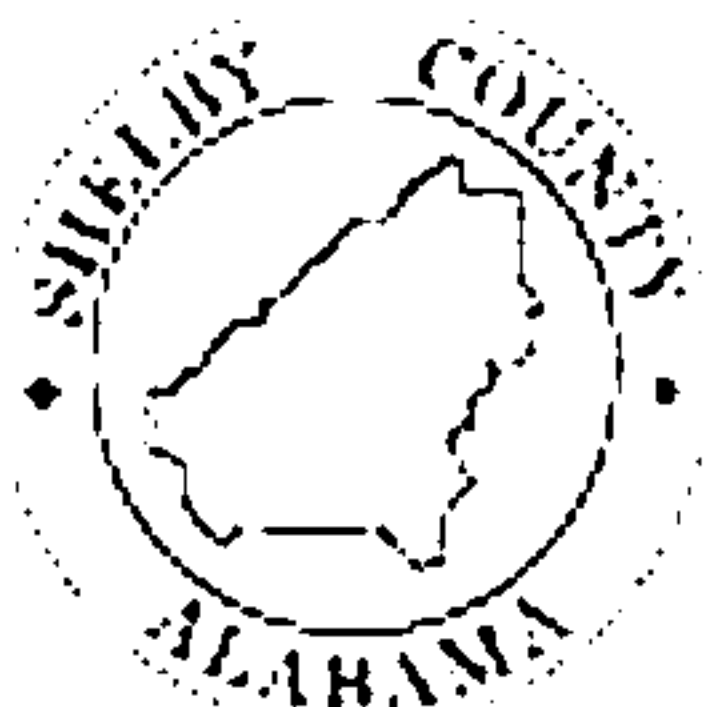
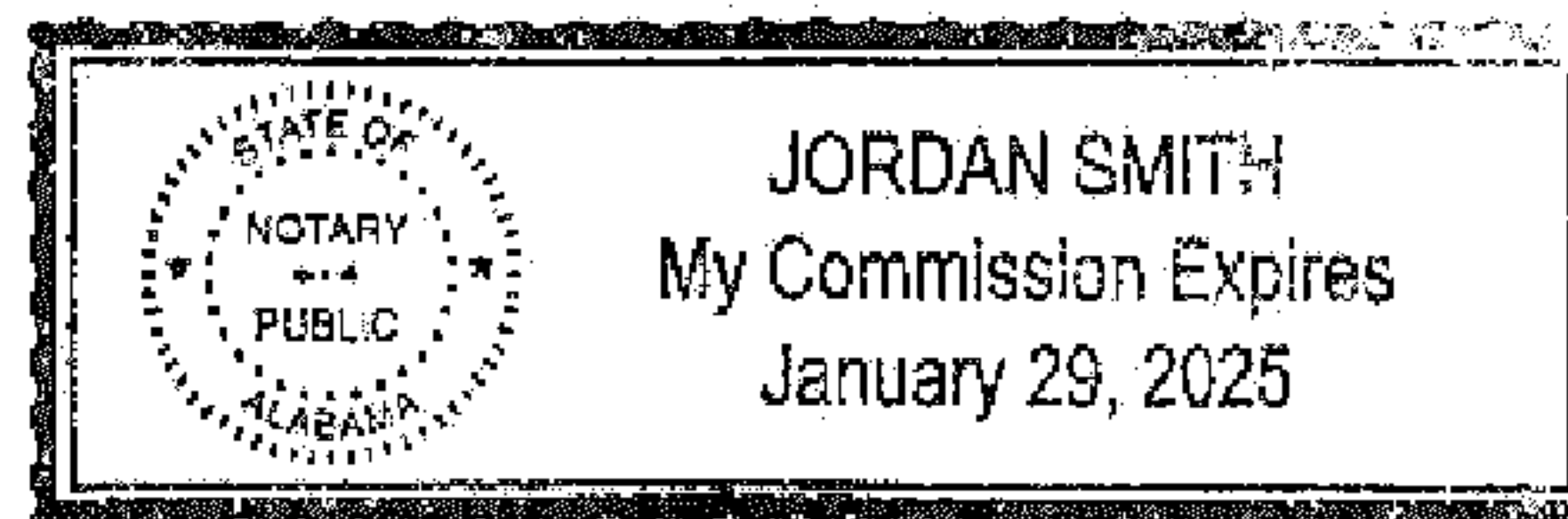
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Alastair Muir-Taylor 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 16th day of December, 2022.

  
Notary Public

My Commission Expires: 1/29/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/20/2022 09:20:22 AM  
\$270.00 PAYGE  
20221220000455570

