

SEND TAX NOTICE TO:

Hannah Elise Byrd & Andrew Roger Byrd
119 Pebble Lane
Alabaster, AL 35007

This instrument was prepared by:

Frank Steele Jones
Frank Jones & Associates, LLC
500 Southland Drive, Suite 230
Hoover, AL 35226

WARRANTY DEED

State of Alabama

)

KNOW ALL MEN BY THESE PRESENTS:

Jefferson County

)

)

That in consideration of **Two Hundred Sixty One Thousand Dollars and Zero cents (\$261,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Christine L. Pohl, an unmarried woman** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **Hannah Elise Byrd and Andrew Roger Byrd** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:


Lot 65, according to the Survey of Oakwood Village Phase One as recorded in Map Book 19, page 163, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantees, as joint owners with rights of survivorship, their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this the 28th day of April, 2023.

\$256,272.00 of the purchase price recited was paid from mortgage loan closed simultaneously herewith.


Christine L. Pohl

State of Alabama

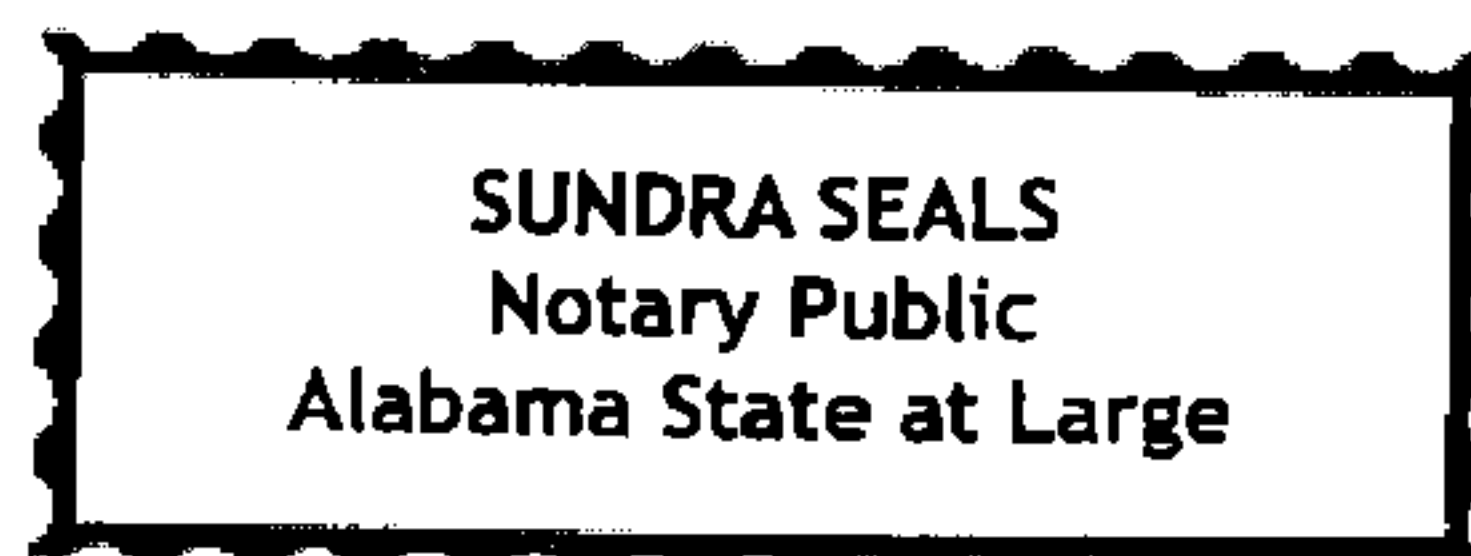
Jefferson County

General Acknowledgment

I, **Reba A. Heard**, a Notary Public in and for said County, in said State, hereby certify that, **Christine L. Pohl, an unmarried woman**, whose name is 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, he, executed the same voluntarily for and as his own act on the day the same bears date.

Given under my hand and official seal this the 28th day of ~~April~~, 2023.

(SEAL)



~~Notary Public~~

My Commission Expires:

**My Commission Expires
November 9, 2026**

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Christine Pohl
 Mailing Address 4375 S. Lakes Circle
Melbourne FL 32901

Grantee's Name Hannah Elise Byrd +
 Mailing Address Andrew Roger Byrd
119 Pebble Lane
Alabaster AL 35007

Property Address 119 Pebble Lane
Alabaster AL 35007

Date of Sale 4/28/23
 Total Purchase Price \$ 261,000

or
 Actual Value \$
 or
 Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 5/16/23

Print Reba A. Heard

☐ Unattested

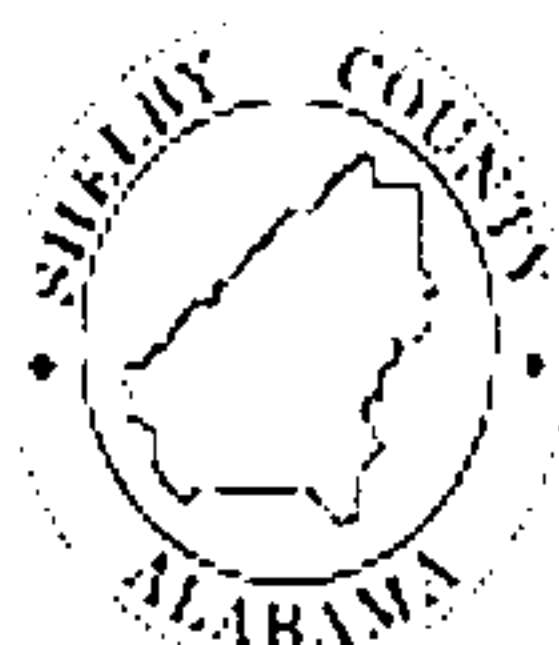
Sign Reba A. Heard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/16/2023 03:16:53 PM
 \$33.00 JOANN
 20230516000145680

Alvin S. Byrd