

SEND TAX NOTICE TO:

Kalyn B. Bria and David A. Bria
226 Meadowlark Drive
Alabaster, AL 35007

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 **ONE HUNDRED SEVENTY THREE THOUSAND TWO HUNDRED NINETY AND 00/100 (\$173,290.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Bruce Alan Bria, a married man, and Bruce Alan Bria, as Personal Representative of the Estate of Pete Bria, Jr., deceased, Shelby County Probate Case No. PR-2022-000086**, whose address is 121 Setting Sun Lane, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Kalyn B. Bria and David A. Bria**, whose address is 226 Meadowlark Drive, Alabaster, AL 35007 (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, **Kalyn B. Bria and David A. Bria, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 226 Meadowlark Drive, Alabaster, AL 35007 to-wit:**

Lot 21, Block 5, according to the survey of Meadowview, Third Sector, as recorded in Map Book 25, Page 123 in the Probate Office of Shelby County, Alabama.

Pete J. Bria, grantee in deed dated 02/14/2000 and recorded on 02/16/2000 in Inst. # 2000-04862 in the Probate Office of Shelby County, Alabama, is one and the same person as Pete Bria, Jr., deceased, Shelby County Probate Case No. PR-2022-000086.

Pete J. Bria aka Pete Bria, Jr., having died on or about September 4, 2021, was the surviving grantee of that deed recorded in Inst. # 2000-04862, in the Probate Office of Shelby County, Alabama; the other grantee, Ann R. Bria, having died on or about August 14, 2005. Ann R. Bria is one and the same person as Annie R. Bria.

The subject property conveyed herein does not constitute the homestead of the Grantor, Bruce Alan Bria, nor the homestead of his respective spouse.

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 \$138,290.00 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 7th day of July, 2023.

Bruce Alan Bria
Bruce Alan Bria

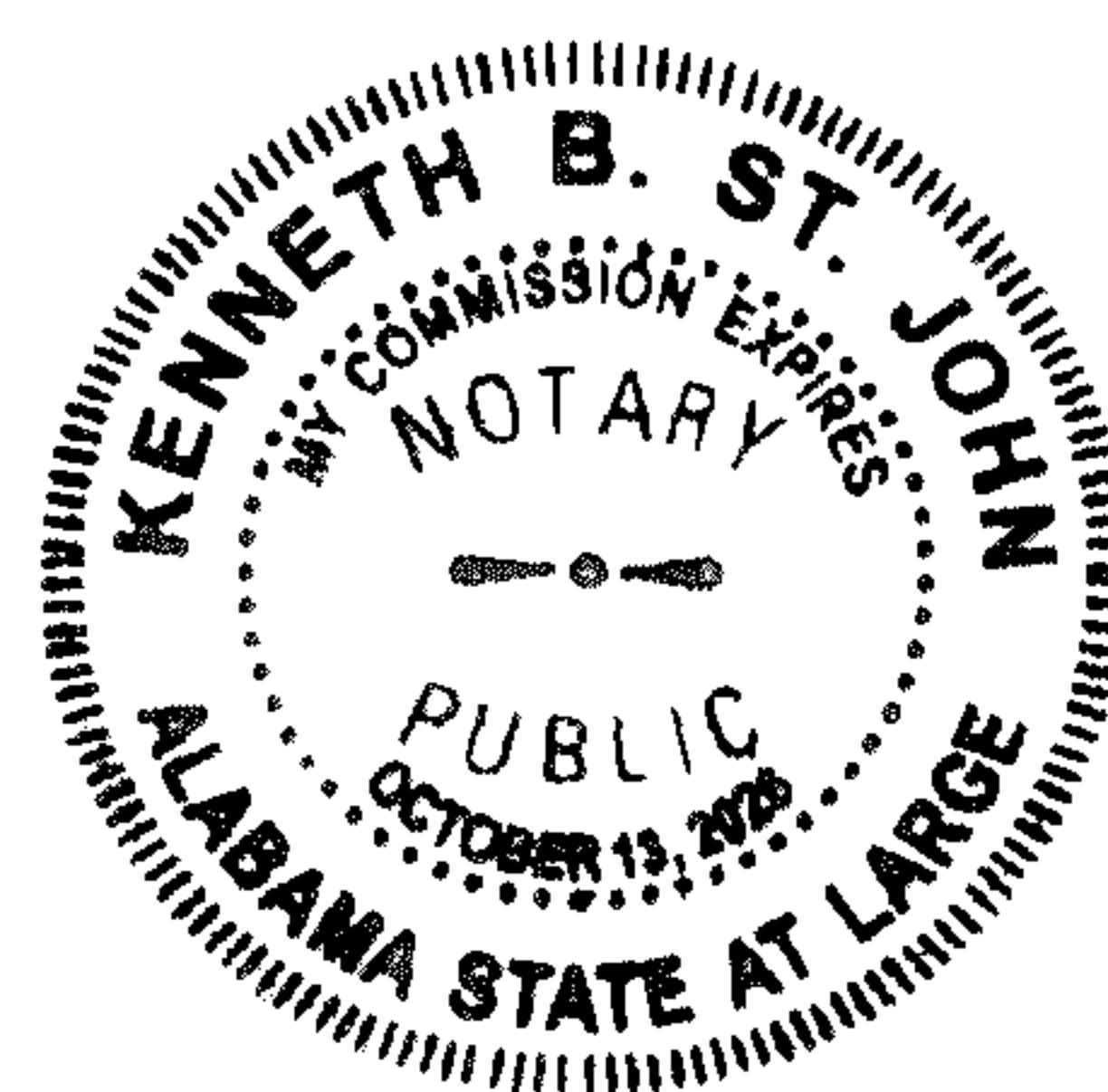
Bruce Alan Bria
Bruce Alan Bria, as Personal Representative
of the Estate of Pete Bria, Jr., deceased,
Shelby County Probate Case No. PR-2022-000086

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Bruce Alan Bria, 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 on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2023.

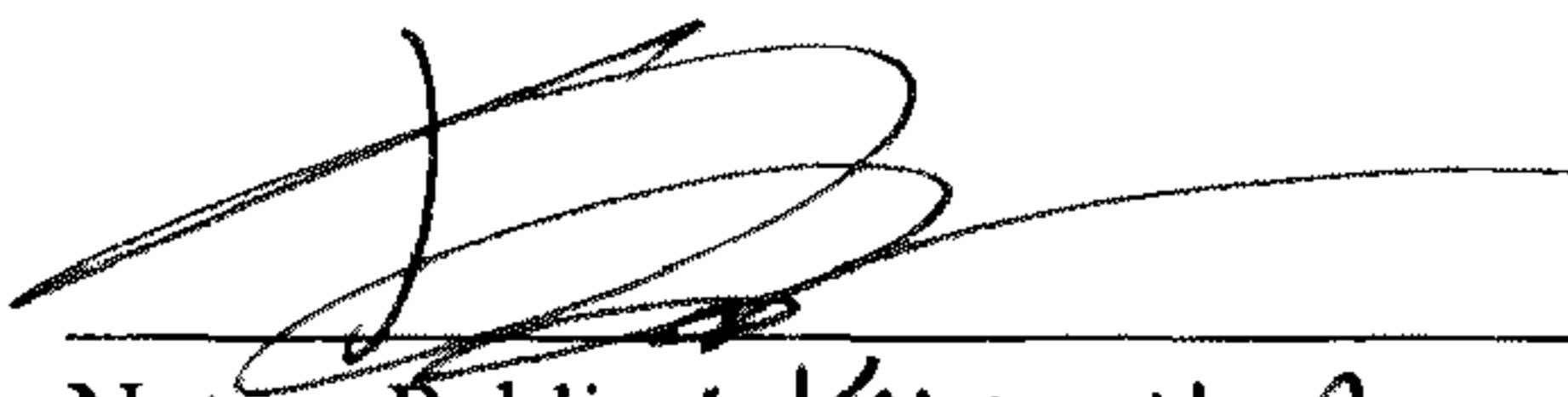

Notary Public : Kenneth B. St. John
My Commission Expires: 10/13/2026



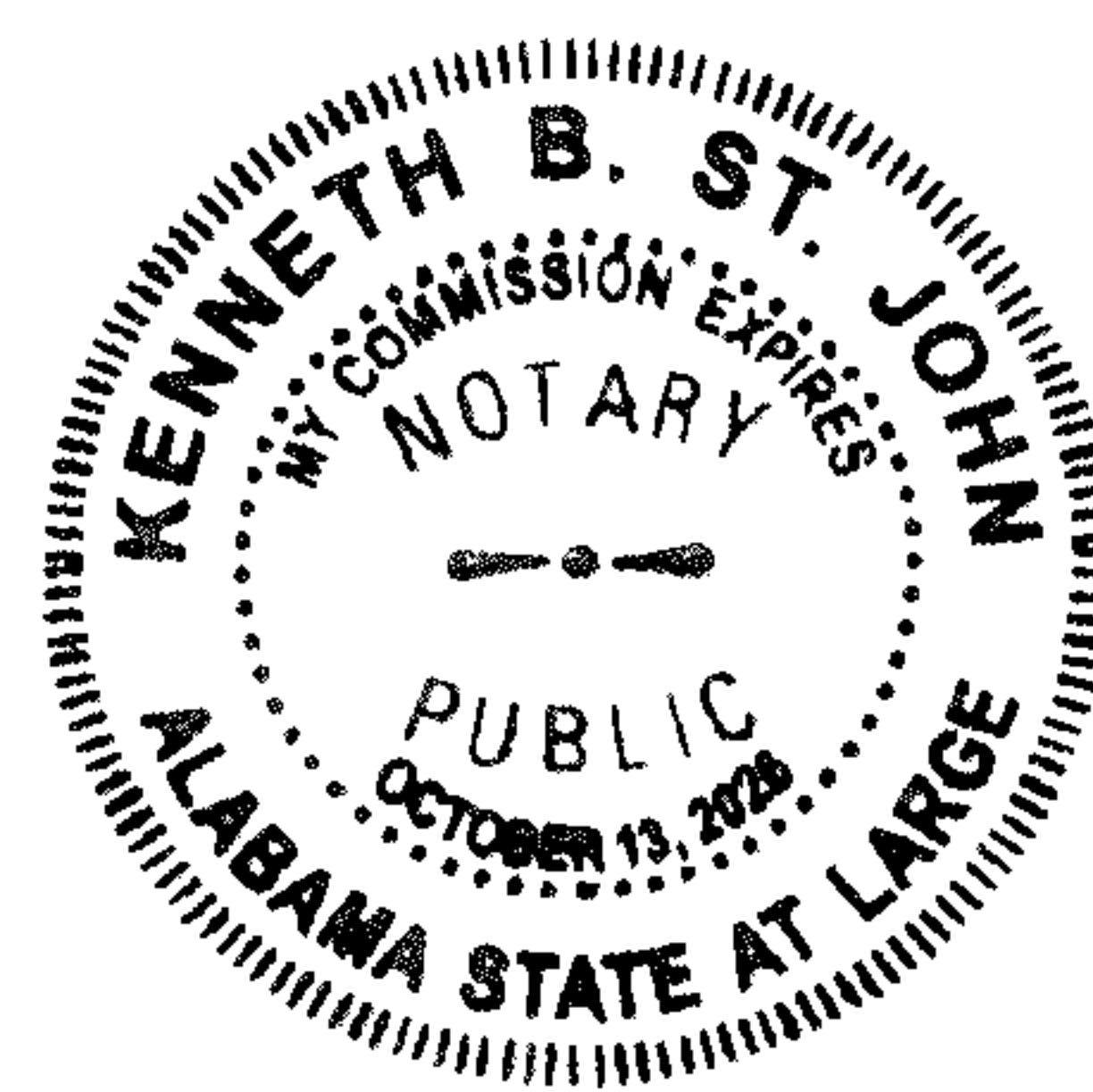
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Bruce Alan Bria, whose name as Personal Representative of the Estate of Pete Bria, Jr., deceased, Shelby County Probate Case No. PR-2022-000086, 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, in his capacity as such Personal Representative and with full authority, executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2023.



Notary Public : *Kenneth B. St. John*
My Commission Expires: *10/13/2024*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2023 08:32:02 AM
\$64.00 PAYGE
20230710000203740

Allie S. Bayl