

Send tax notice to:  
WILL BYERS  
2130 CAMERON CIRCLE  
BIRMINGHAM, AL, 35242

This instrument prepared by:  
Charles D. Stewart, Jr.  
Attorney at Law  
4898 Valleydale Road, Suite A-2  
Birmingham, Alabama 35242

STATE OF ALABAMA

2023266

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Thirty Thousand and 00/100 Dollars (\$630,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **JUSTIN CRAFT and KIMBERLY B. CRAFT, HUSBAND AND WIFE** whose mailing address is: 3605 Shandwick Place, Birmingham, al 35242 (hereinafter referred to as "Grantors") by **WILL BYERS and KARA BYERS** whose property address is: **2130 CAMERON CIRCLE, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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 28, according to the Survey of St. Ives at Greystone, as recorded in Map Book 15, Page 70 A & B, in the Probate Office of Shelby County, Alabama.**

SUBJECT TO:

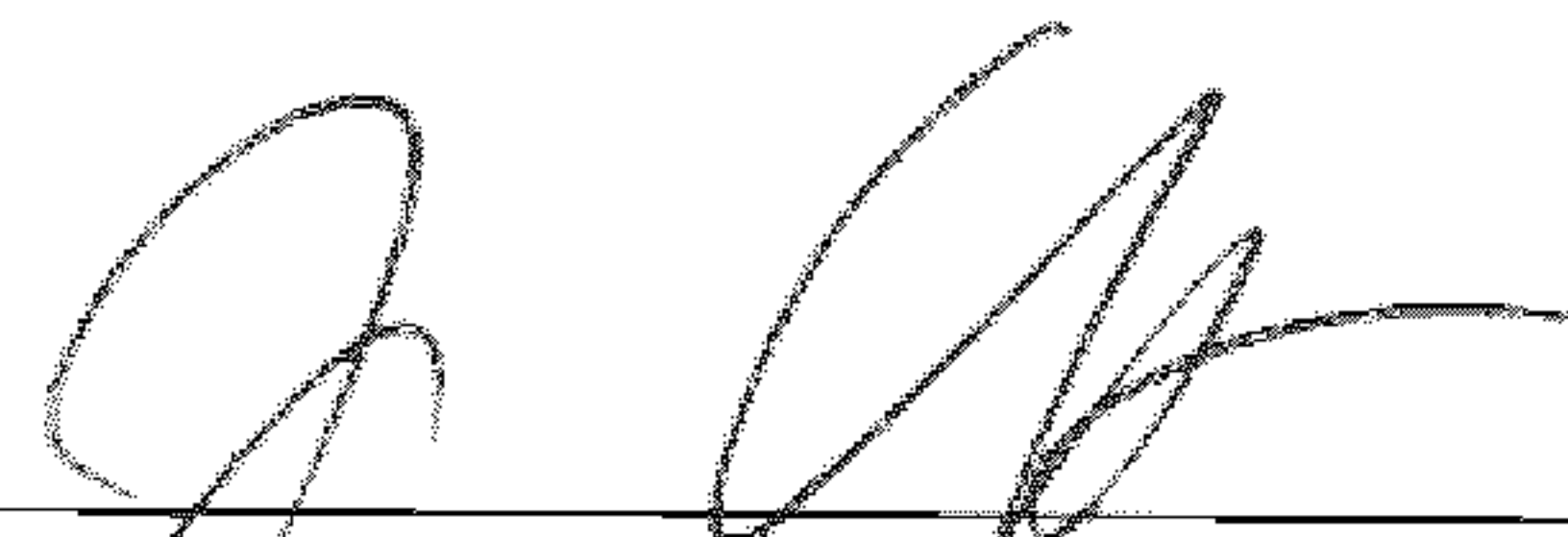
1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions appearing of record in Real 364, Page 393 and Real 397, Page 958.
5. Right-of-way granted to Alabama Power Company recorded in Real 377, Page 421.
6. Right-of-way granted to Shelby County recorded in Inst. No. 2004-1570.

**\$524,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 5th day of September, 2023.

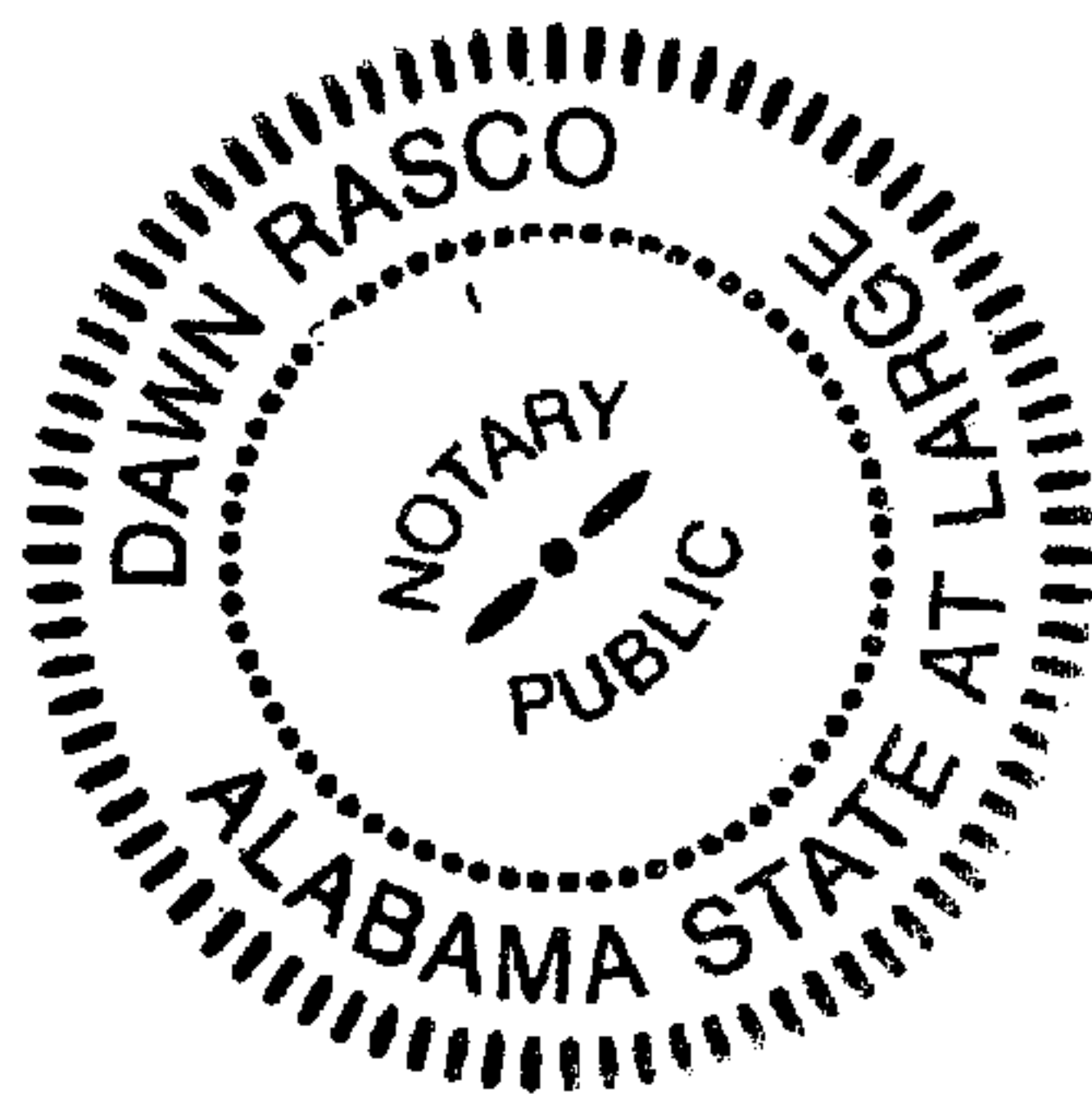
  
JUSTIN CRAFT


  
KIMBERLY B. CRAFT

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JUSTIN CRAFT and KIMBERLY B. CRAFT whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of September, 2023.



  
Notary Public  
Print Name: Dawn Rasco  
Commission Expires: 3/23/2026



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/07/2023 10:20:21 AM  
\$131.00 PAYGE  
20230907000270670

