

Send Tax Notice to:  
Kimberly Elizabeth Wymer and  
Geoffrey Kevin Wymer  
101 Silverleaf Lane  
Alabaster, AL 35007

This Instrument Prepared By:  
Cassy Dailey  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: PEL-23-8186

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **THREE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 (\$385,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Daniel E. Braswell, Personal Representative of Buford W. Braswell, Jr., deceased, Probate Case No. PR-2023-000045 (herein referred to as "Grantor," whether one or more),** whose mailing address is

7312 Mallory Circle, Alexandria, VA 22315

by **Kimberly Elizabeth Wymer and Geoffrey Kevin Wymer (herein referred to as "Grantee," whether one or more),** whose mailing address is

101 Silverleaf Lane, Alabaster, AL 35007

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 property, which has a mailing address of **101 Silverleaf Ln, Alabaster, AL 35007-8967,** and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$285,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

**Buford Wallace Braswell Jr., Grantee in that deed filed at Book 1992, Page 23814 is deceased, having died on or about December 4, 2022. Patricia Gail Braswell, Co-grantee in same said deed predeceased him, having died on or about June 3, 2019.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 6<sup>th</sup> day of September, 2023.

Buford W. Braswell, Jr., deceased, Probate Case No. PR-2023-000045

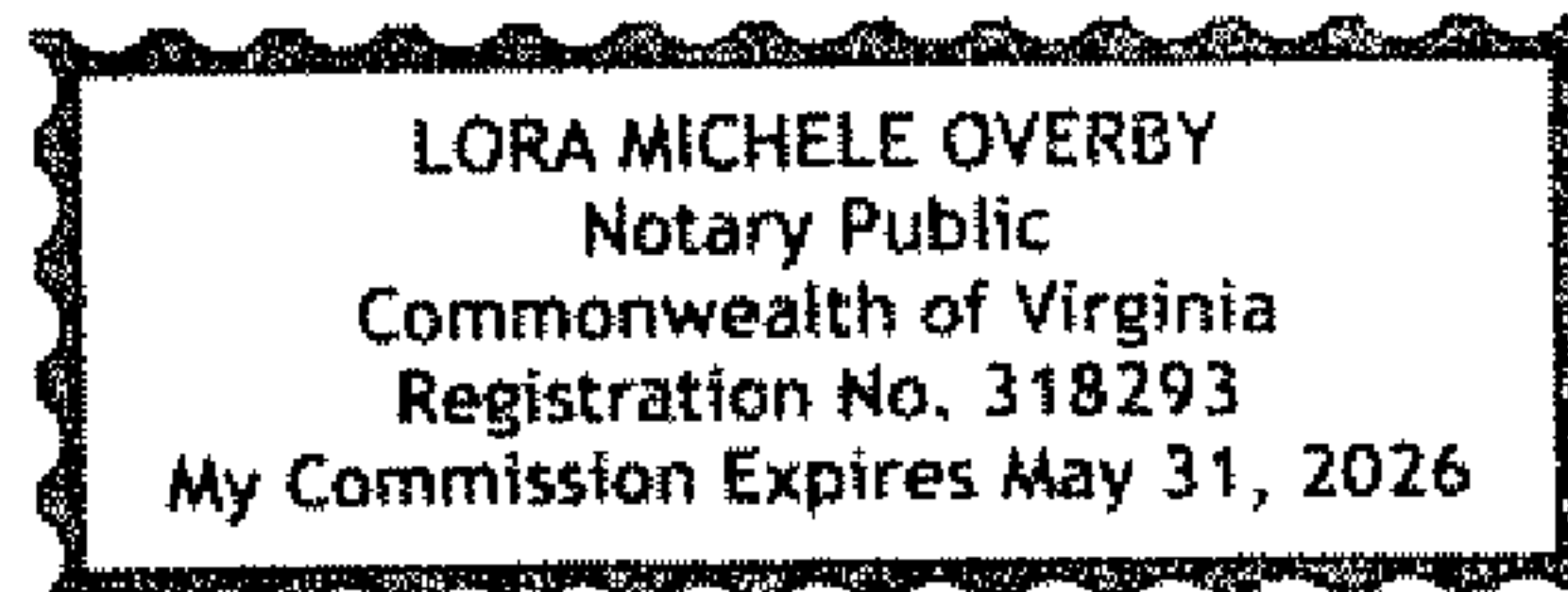
By: Daniel E. Braswell, PR  
Daniel E. Braswell, Personal Representative

STATE OF Virginia  
COUNTY OF Stafford

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel E. Braswell, Personal Representative of Buford W. Braswell, Jr., deceased, Probate Case No. PR-2023-000045 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 6<sup>th</sup> day of September, 2023.

Lora Michele Overby  
Notary Public  
My Commission Expires: 5-31-2026



**EXHIBIT A**

Property 1:

Lot 11, according to the map of Harvest Ridge, First Sector, as recorded in Map Book 12, Page 48 in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/13/2023 08:07:02 AM**  
**\$128.00 JOANN**  
**20230913000275480**

*Allen S. Bayl*