

*2023-081*

**Send tax notice to: Lindsey Katherine Eversole, 323 Heath Drive, Unit 323, Birmingham, AL 35242**

This instrument was prepared by:

Nedra M. Garrett, Attorney

McClinton Garrett & Associates, LLC

1401 Doug Baker Boulevard

Suite 107-122

Birmingham, AL 35242

GENERAL WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Thirty-Five Thousand and No/100 (\$235,000.00) Dollars**, the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

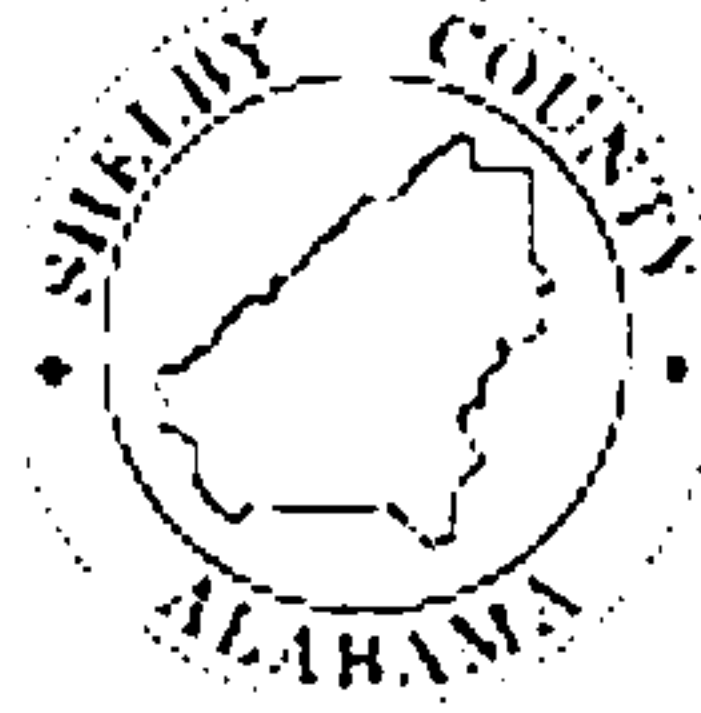
**Mary Kathryn Stone and Ian McDurmont Stone, husband and wife, whose mailing address is:**

*2009 Stone Brook Drive, Birmingham, AL 35242*  
(herein referred to as Grantor whether one or more), grant, bargain, sell and convey unto

**Lindsey Katherine Eversole, whose mailing address is:**

*323 Heath Drive, Unit 323, Birmingham, AL 35242*  
(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 323 Heath Drive, Unit 323, Birmingham, AL 35242 to-wit**

Unit Number 323, of Cambrian Wood Condominium, as established by that certain Declaration of Condominium Ownership of Cambrian Wood Condominium as recorded in Miscellaneous Book 12, page 87; Consent to Condominium Miscellaneous Book 13, page 2; amended in Miscellaneous Book 13, page 344 and amended in Miscellaneous Book 14, Page 357, and further amended in Instrument 1997-39374, in Probate Office of Shelby County, Alabama; to which Declaration of Condominium a plan is attached as Exhibit "B" thereto, and recorded in the Record Plat of Cambrian Wood Condominium, in Map Book 6, page 62, and any future amendments thereto, and to which said Declaration of Condominium the By-Laws of Cambrian Wood Condominium Inc, are attached as Exhibit "D" thereto, together with an undivided interest in the common elements as set forth in said Declaration as amended.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/20/2023 01:41:51 PM  
 \$105.00 MOLLY  
 20231120000340000

*Alicia S. Bayl*

Subject to: All easements, restrictions and rights of way of record.

\$155,000.00 of the above-mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; and they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 hand(s) and seal(s) this 20 day of November 2023.

*Mary Kathryn Stone*  
 Mary Kathryn Stone

*Ian McDurmont Stone*  
 Ian McDurmont Stone

STATE OF ALABAMA  
 COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Mary Kathryn Stone and Ian McDurmont Stone**, 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 this conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20 day of November 2023.

*Nedra McClinton Garrett*

NOTARY PUBLIC

My Commission expires: 6/26/2024

