

Send Tax Notice to:
Braxton R. McFerrin and Carly S.
McFerrin
112 Newgate Rd.
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-14161**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED FIFTY THOUSAND AND 00/100 (\$350,000.00) 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 **Susan Tyler Price fka Barbara Suzan Tyler, Personal Representative of Estate of Ryba Elliott Tyler aka Ryba Gail Tyler, deceased, Probate Case No. PR-2022-000281, Tyler Claire Emerson, a married person, Emily Emerson Holsomback, a married person, and Susan Tyler Price, a married person, being the heirs-at-law and next-of-kin of Ryba E. Tyler (herein referred to as "Grantor," whether one or more)**, whose mailing address is

3435 Lakeview Trail, Kinston, NC 28504

by **Braxton R. McFerrin and Carly S. McFerrin (herein referred to as "Grantee," whether one or more)**, whose mailing address is

112 Newgate Rd, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **112 Newgate Rd, Alabaster, AL 35007**, 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, 2024 AND THEREAFTER.

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

MINING AND MINERAL RIGHTS EXCEPTED.

\$280,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

The property herein conveyed does not constitute the homestead of the heirs, Tyler Emerson Cordova, Emily Emerson Holsomback, nor Susan Tyler Price, nor their respective spouses, neither is it contiguous hereto.

James R. Tyler predeceased Ryba E. Tyler, who was the surviving grantee of that certain deed filed at Instrument No. 1994-33400. James R. Tyler died on or about January 26, 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 23 day of January, 2024

Estate of Ryba Elliott Tyler aka Ryba Gail Tyler, deceased, Probate Case No. PR-2022-000281

By:

Susan Tyler Price fka Barbara Suzan Tyler, Personal Representative

State of North Carolina
County of Lenoir

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan Tyler Price**, whose name(s) as **Personal Representative(s)** of **Estate of Ryba Elliott Tyler aka Ryba Gail Tyler, deceased, Probate Case No. PR-2022-000281**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of Ryba Elliott Tyler aka Ryba Gail Tyler, deceased, Probate Case No. PR-2022-000281**, executed the same voluntarily on the day the same bears date.

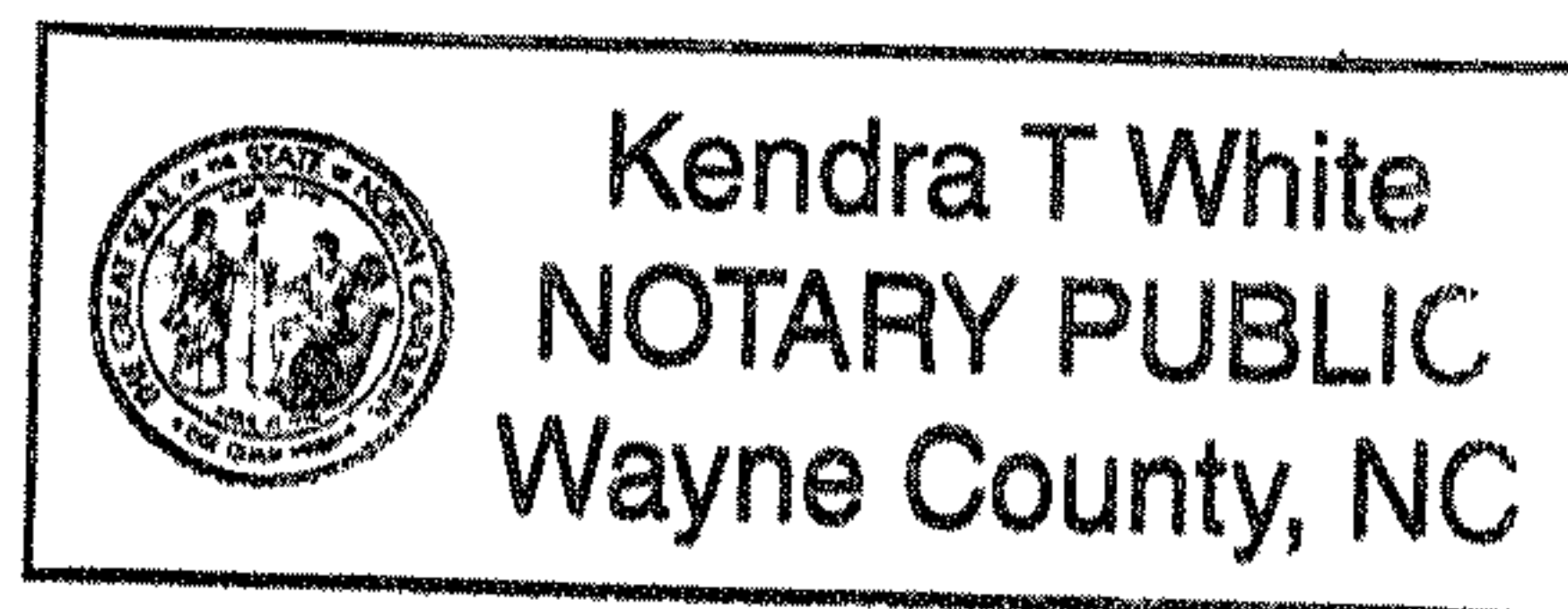
Given under my hand and official seal this 23 day of Jan, 2024.

Notary Public

Kendra T White

Printed Name

My Commission Expires: 6/3/24



IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30 day of January, 2024.

Emily Emerson Holsomback
Emily Emerson Holsomback

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Emily Emerson Holsomback** 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, she, executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 30 day of January, 2024.

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027



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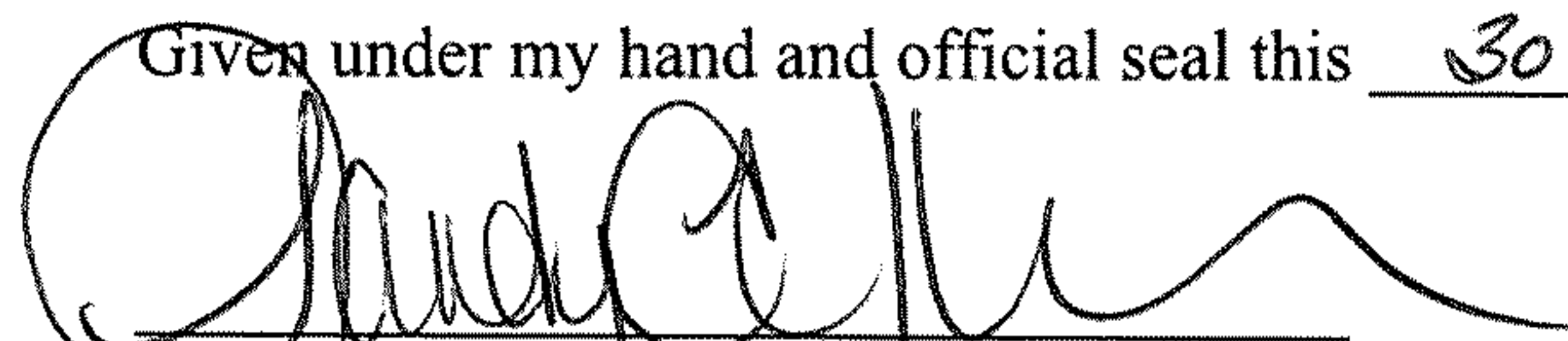
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 30 day of January, 2024.

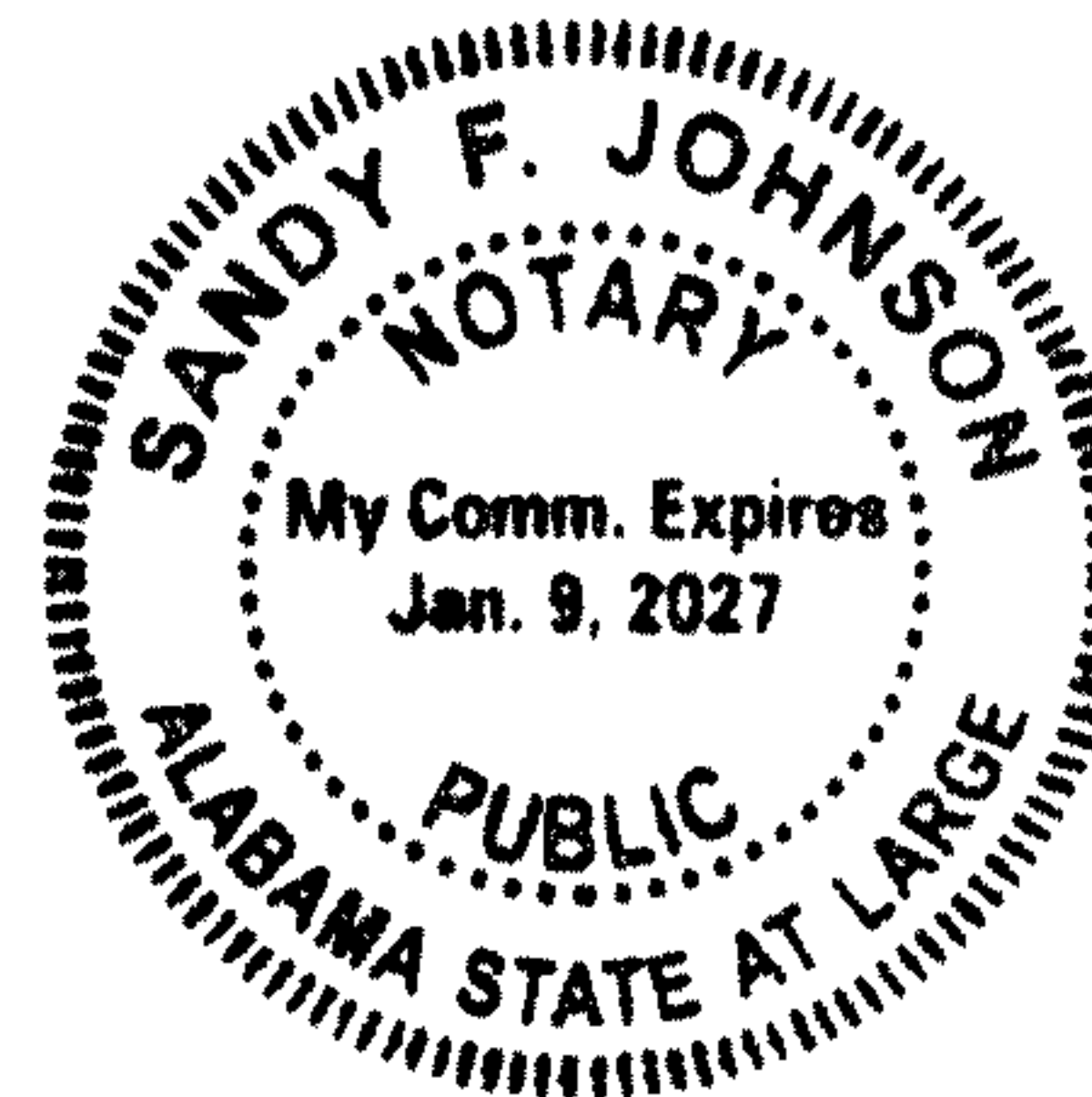

Tyler Claire Emerson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Tyler Claire Emerson** 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of January, 2024.


Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027



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IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 23 day of January, 2024

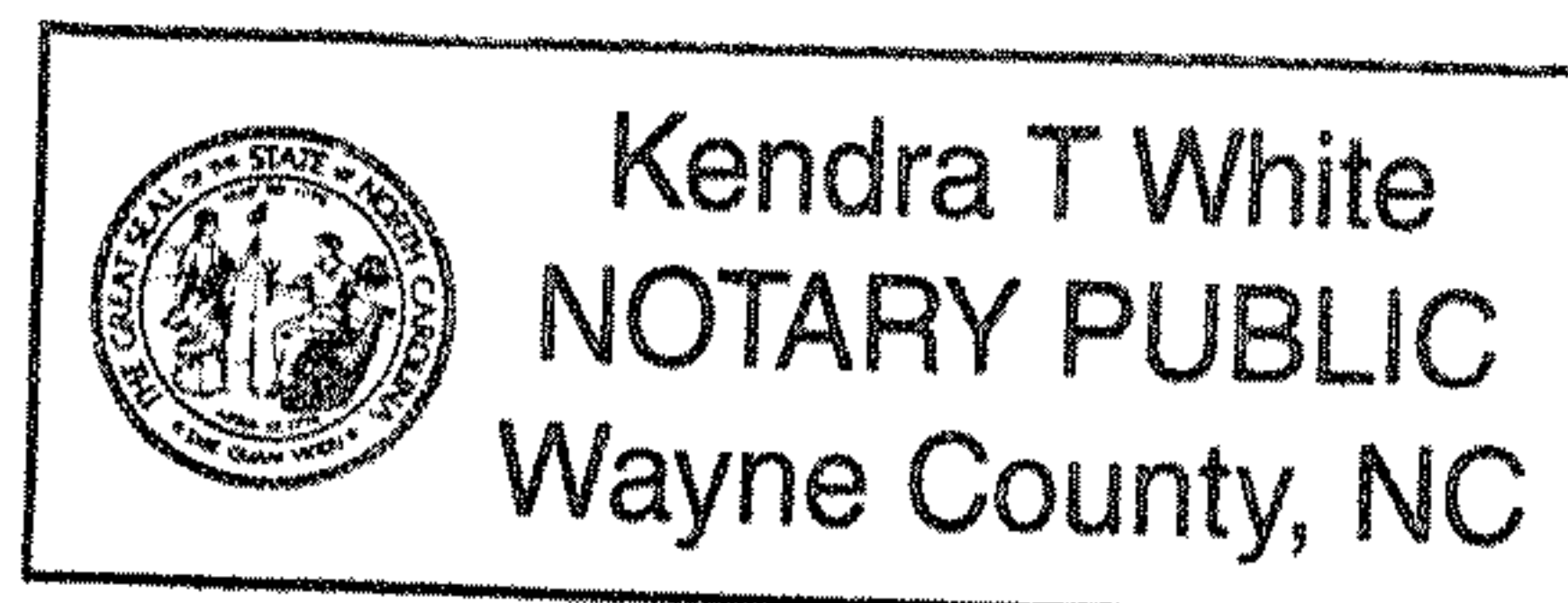
Susan Tyler Price
Susan Tyler Price

State of North Carolina
County of Lenoir

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan Tyler Price** 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, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of Jan, 2024

Kendra T White
Notary Public
Printed Name
My Commission Expires: 6/3/24

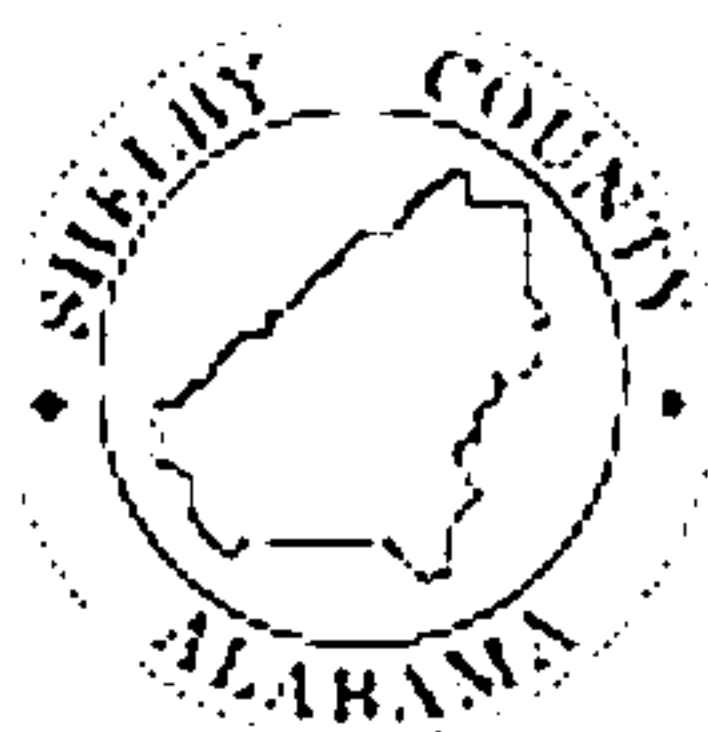


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EXHIBIT A

Property 1:

LOT 5, BLOCK 2, ACCORDING TO THE SURVEY OF NORWICK FOREST, FIRST SECTOR, AS
RECORDED IN MAP BOOK 11, PAGE 63, 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
02/01/2024 12:33:54 PM
\$113.00 BRITTANI
20240201000026290

Allen S. Bayl