

This instrument was prepared by:
Jeffrey N. Cotney, Attorney
717 Kerr Drive, Gardendale, AL 35071
(205) 271-7955

Send Tax Notice to:
Carolyn Byrd
366 Walker Way
Pelham, AL 35124

WARRANTY DEED
(without title opinion)

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Carolyn Byrd, an unmarried woman** (herein referred to as grantor), do grant, bargain, sell and convey unto **Amanda Dinsmore and Richard Byrd** (herein referred to as grantee), the following described real estate, situated in **SHELBY** County, Alabama, to wit:

Lot 303, according to the Amended Map of the Village at Stonehaven, Phase 3, First Addition, as recorded in Map Book 28, Page 27, in the Probate Office of Shelby County, Alabama.

Subject to all easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Excepting and reserving to said grantor, Carolyn Byrd and her assigns a life estate in the premises described above for and during the natural life of said grantor.

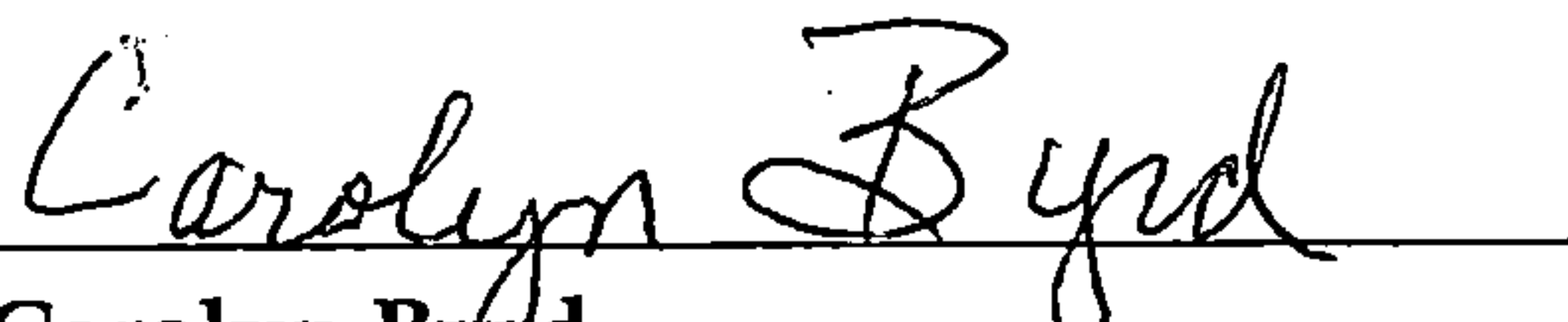
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I do for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, or its successors and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1, the following information is offered in lieu of submitting Form RT-1:

Grantor: Carolyn Byrd, 366 Walker Way, Pelham, AL 35124
Grantee: Amanda Dinsmore, 1921 Forest Knoll Drive, Hoover, AL 35244 and Richard Byrd, 2111 Galbreth Road, Pasadena, CA 91104-3348
Property Address: 366 Walker Way, Pelham, AL 35124
Parcel ID: 13 6 23 4 011 003.000
Date of Sale: March 7 th , 2024
Total Purchase Price / Value: \$172,200.00
Purchase Price / Value can be verified in: Shelby County Revenue Commissioner

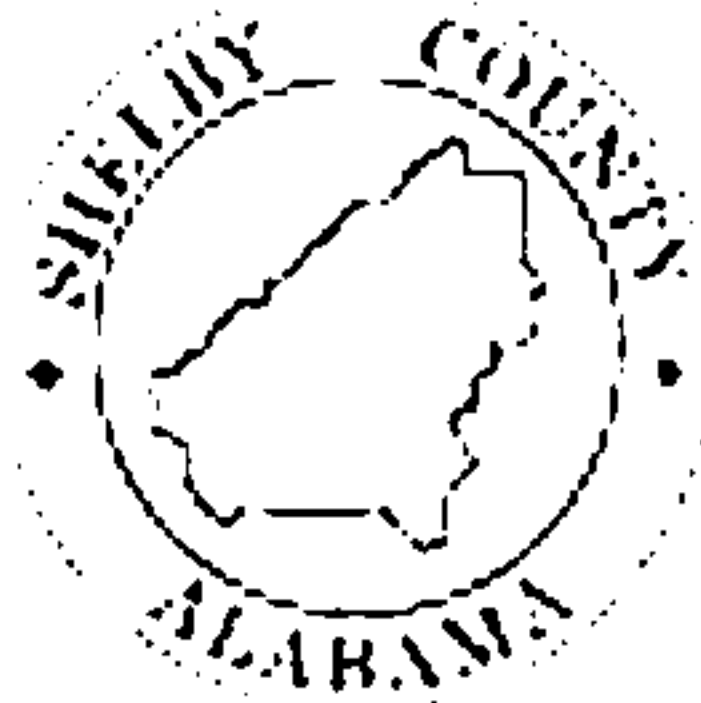
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 7th day of March, 2024.

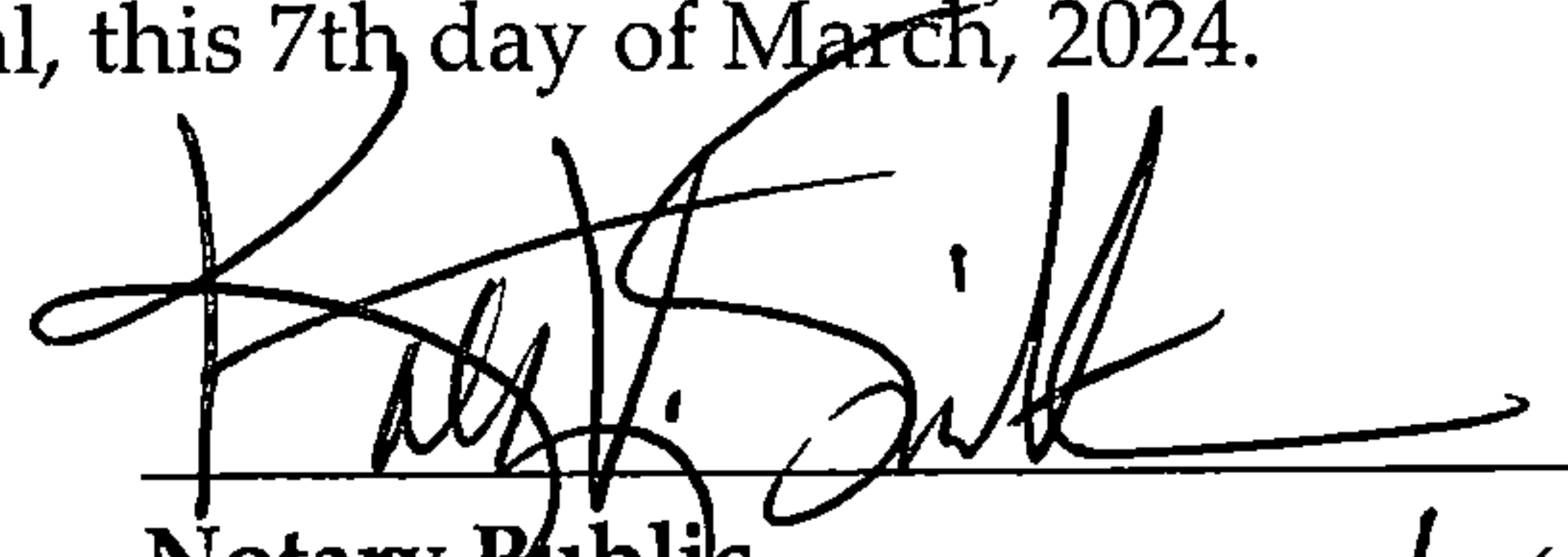

Carolyn Byrd

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carolyn Byrd, an unmarried woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 7th day of March, 2024.




Notary Public
My Commission Expires: 4/6/2026

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2024 08:18:22 AM
\$198.50 JOANN
20240308000063440

Allen S. Byrd