

State of Alabama
County of Shelby

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of four hundred thirty five thousand and no/100 dollars (\$435,000.00) being the contract sales price, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, Mark D. Byers and spouse, Dana H. Byers (**Grantors**) whose address is 290 Signal Cove, Chelsea, Alabama 35043 (**Grantors**) do grant, bargain, sell and convey unto Jacob Hogan Byers and Amy Alexis Byers (**Grantees**) whose address is 2684 Buckboard Road, Birmingham, Alabama 35244-1910, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 61, ACCORDING TO THE SURVEY OF HOMESTEAD SECOND SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. aka 2684 Buckboard Road, Birmingham, Alabama 35244-1910


Subject to:

Ad valorem taxes due October 1, 2024.
50 foot building line on front as shown by recorded map.
10 foot easement on rear as shown by recorded map.
Restrictions as shown by recorded map.
Restrictions appearing of record in Misc. Volume 14, page 342; Misc. Volume 14, page 658; Misc. Volume 14, page 651 and Real Volume 320, page 24, in the Probate Office of Shelby County, Alabama, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
Agreement with Alabama Power Company for underground distribution recorded in Misc. Volume 14, page 651, in the Probate Office of Shelby County, Alabama.
\$335,000.00 of the consideration was paid from the proceeds of a mortgage loan.


TO HAVE AND TO HOLD unto the said **Grantees** as Joint Tenants with Right of Survivorship, their heirs and assigns forever; it being the intention of the Parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, the heirs and assigns of the grantees herein shall take as tenants in common.

And said **Grantors** do for themselves, their heirs, successors, assigns, and personal representatives covenant with said **Grantees**, their heirs, successors and assigns that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs, successors, assigns and personal representatives shall, warrant and defend the same to the said **Grantees**, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said **Grantors** have caused this conveyance to be executed this the 27th day of March, 2024.



MARK D. BYERS SEAL



DANA H. BYERS SEAL

State of Alabama
Jefferson County

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Mark D. Byers and Dana H. Byers, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bares date.

Given under my hand and official seal of office this 27th day of March, 2024.



Notary Public
My Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
FILE 224049

SEND TAX NOTICE TO:
JACOB HOGAN BYERS
AMY ALEXIS BYERS
2684 BUCKBOARD ROAD
BIRMINGHAM, ALABAMA 35244-1910
ID #10-5-15-0-002-012.000

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>MARK D. BYERS</u>	Grantee's Name	<u>JACOB HOGAN BYERS</u>
Mailing Address	<u>DANA H. BYERS</u>	Mailing Address	<u>AMY ALEXIS BYERS</u>
	<u>290 SIGNAL COVE</u>		<u>2684 BUCKBOARD ROAD</u>
	<u>CHELSEA, AL 35043</u>		<u>BIRMINGHAM, AL 35244-1910</u>
Property Address	<u>2684 BUCKBOARD ROAD</u>	Date of Sale	<u>03/27/2024</u>
	<u>BIRMINGHAM, AL 35244-1910</u>	Total Purchase Price	<u>\$ 435,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

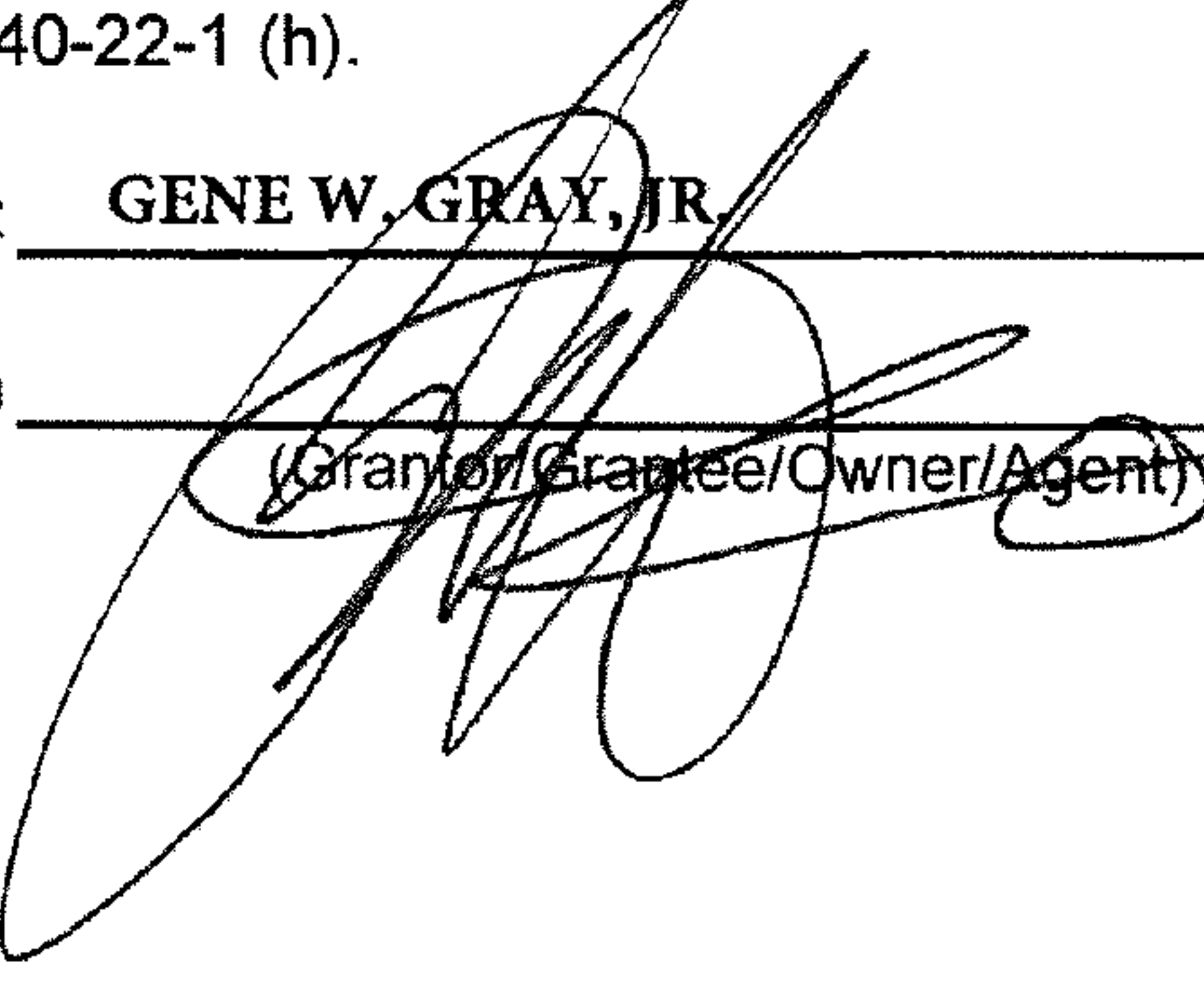
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	<u>3/27/24</u>	Print	<u>GENE W. GRAY, JR.</u>
<input type="checkbox"/> Unattested		Sign	<u></u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2024 02:46:01 PM
\$125.00 JOANN
20240327000083870

Allen S. Boyd