

This instrument was prepared by:

Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Megan N. Koziol
173 Cambrian Way
Birmingham, AL35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$255,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Linda S. Reynier, an unmarried individual

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Megan N. Koziol

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Unit Number 173, 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, Amended in Miscellaneous Book 13, Page 2, amended in Miscellaneous Book 13, Page 4, amended in Miscellaneous Book 13, Page 344 and amended in Miscellaneous Book 14, Page 357, 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.

SUBJECT TO ALL MATTERS OF RECORD

\$229,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his/her heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a 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 heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of July, 2024.


Linda S. Reynier

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda S. Reynier**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **2nd day of July, 2024**.



Notary Public

My Commission Expires:



