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 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.

Kusta Reymer 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.

MATTHEW T KIDD My Commission Expires October 20, 2026

## Real Estate Sales Validation Form

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

Grantor's Name Linda S. Reynier	Grantee's Name	Megan N. Koziol
Mailing Address 339 Forest Lakes Dr.	Mailing Address	173 Cambrian Way
Sterrett, AL. 35147		Birmingham, AL 35242
Property Address 173 Cambrian Way	Date of Sale	July 2, 2024
Birmingham, AL 35242	Total Purchase Pri	
	Or	<u>φ_υσισισσ</u>
	Actual Value	\$
	Or	
	Assessor's Market	: Value \$
The purchase price or actual value claimed on this form can one) (Recordation of documentary evidence is not required)		ving documentary evidence: (check
Bill of Sale Appra	isa1	
Sales Contract Other:		
X Closing Statement	· · · · · · · · · · · · · · · · · · ·	
If the conveyance document presented for recordation conta of this form is not required.	ins all of the required in	formation referenced above, the filing
	uctions	
Grantor's name and mailing address - provide the name of the current mailing address.	ne person or persons cor	eveying interest to property and their
Grantee's name and mailing address - provide the name of the conveyed.	he person or persons to	whom interest to property is being
Property address - the physical address of the property being interest to the property was conveyed.	g conveyed, if available.	Date of Sale - the date on which
Total purchase price - the total amount paid for the purchase the instrument offered for record.	e of the property, both re	al and personal, being conveyed by
Actual value - if the property is not being sold, the true valu the instrument offered for record. This may be evidenced by assessor's current market value.		_
If no proof is provided and the value must be determined, the valuation, of the property as determined by the local official property tax purposes will be used and the taxpayer will be	charged with the respon	nsibility of valuing property for
I attest, to the best of my knowledge and belief that the infor- further understand that any false statements claimed on this Code of Alabama 1975 § 40-22-1 (h).		
Date: July 2, 2024	i	
	Print: DYXX	non Andreson
Unattested	Sign MM	mana
(verified by)	(Grantor/Gr	antee/ Owner/Agent) circle one
Filed and Rec	orded	
Official Public Judge of Prob	c Records oate, Shelby County Alabama, Co	ounty Form RT-1

Clerk

Shelby County, AL

**\$53.50 BRITTANI** 

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