

Send Tax Notice to:

Kimberly McBrayer  
854 Meadow Ridge Ln  
Birmingham, Al 35242

[Space Above This Line for Recording Data]

## **SURVIVORSHIP WARRANTY DEED**

Source of Title: Instrument #20221031000405990

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **One Hundred Ninety Nine Thousand and 00/100 Dollars (\$199,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Cameron Nicole Kent, also known as Cameron Nicole Stevens, joined by her husband Tyler Christian Stevens as to their homestead**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 1101 Saddlebrook Rd, Irondale, Al 35210 does hereby grant, bargain, sell and convey unto **Kimberly McBrayer**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 854 Meadow Ridge Lane, Birmingham, Al 35242 the following described real estate, situated in Shelby County, Alabama, having an address of 1704 Morning Sun Circle, Birmingham, AL 35242 to wit:

**Unit 1704, in Horizon, a condominium, as established by that certain Declaration of Condominium of Horizon, a condominium, which is recorded in Instrument # 2001- 40927, to which Declaration of Condominium a plan is attached as Exhibit "A" thereto, said plan being filed for record in Map Book 28, Page 141, in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the by-laws of the Horizon Condominium Association, Inc. is attached as Exhibit "D", together with an undivided interest in the common elements assigned to said unit, as shown in Exhibit "C" of said Declaration of Condominium of Horizon, a condominium.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$133,500.00 of the consideration recited above was paid from a first priority Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons

Deed Effective Date: January 7, 2025

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

Cameron Nicole Kent AKA

Cameron Nicole Stevens

Cameron Nicole Kent, also known as Cameron Nicole Stevens

Tyler Christian Stevens  
Tyler Christian Stevens

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Cameron Nicole Kent, also known as Cameron Nicole Stevens, and Tyler Christian Stevens**, whose name(s) 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 23rd day of December, 2024.

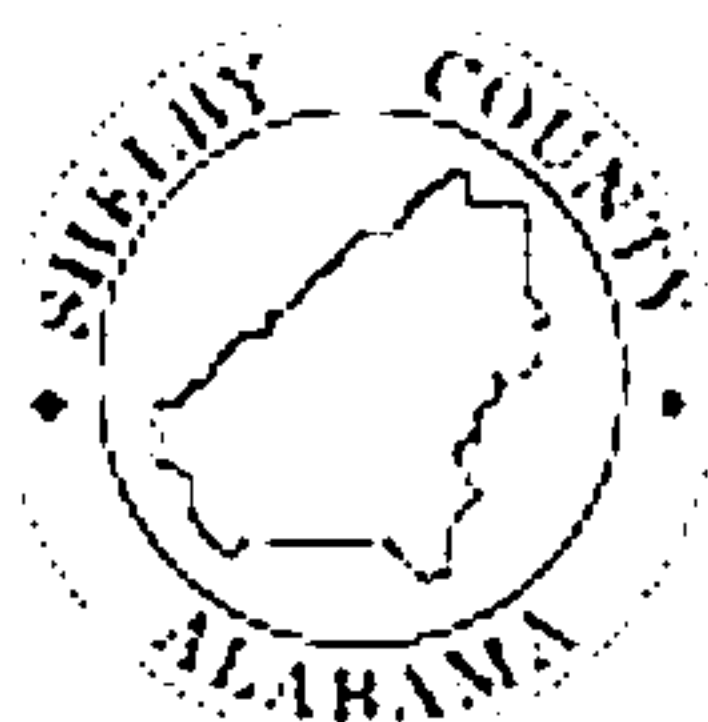
Jeninne H. Poe

Notary Public My Commission Expires 8-9-2028

This instrument was prepared by:  
The Law Offices of Nathan R. Cordle, LLC  
% Nathan R. Cordle, Esq.  
1801 Oxmoor Road, Ste. 100  
Homewood, AL 35209



File No.: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2025 11:30:27 AM  
\$90.50 JOANN  
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Allen S. Bayl