

SEND TAX NOTICE TO:

John Bryars and Claudia Bryars
137 Austin Circle
Birmingham, AL 35242

This instrument prepared by:
Kellie M. Dyer
Law Office of Kellie M. Dyer, LLC
5112 Shadowbrook Trail
Birmingham, Alabama 35244
TC-24-376

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED FIFTY TWO THOUSAND AND 00/100 (\$352,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Leyonne Investments LLC, an Alabama Limited Liability Company**, whose address is 255 Highland View Drive, Birmingham, AL 35242, (hereinafter "Grantor", whether one or more), by **John Bryars and Claudia Bryars**, whose address is 137 Austin Circle, Birmingham, AL 35242, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **John Bryars, an undivided 27.5% interest and to Claudia Bryars, an undivided 72.5% interest, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said Grantee, the remainder to the survivor of said Grantee, in fee simple, subject to the provisions contained in this Warranty Deed**, the following described real estate situated in Shelby County, Alabama, **to-wit:**

Lot 105, according to the Final Plat of Windsor Court Phase 2, as recorded in Map Book 58, Page 72 A & B, in the Probate Office of Shelby County, Alabama.

**FOR INFORMATIONAL PURPOSES ONLY:
Address is 1153 Windsor Square, Hoover, AL 35242.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$100,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee during their concurrent lives, and upon the death of either of said Grantee, to the survivor of said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, the survivor of said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, the survivor of said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Leyonne Investments LLC, an Alabama Limited Liability Company, by Yarlardo Henderson, as Sole Member & Manager, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 17th day of January, 2025.

Leyonne Investments LLC, an Alabama Limited Liability Company

By:

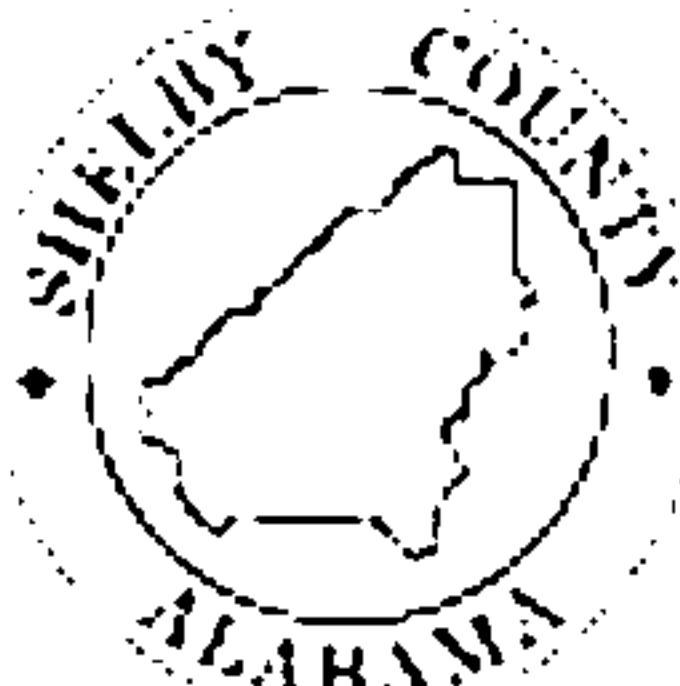
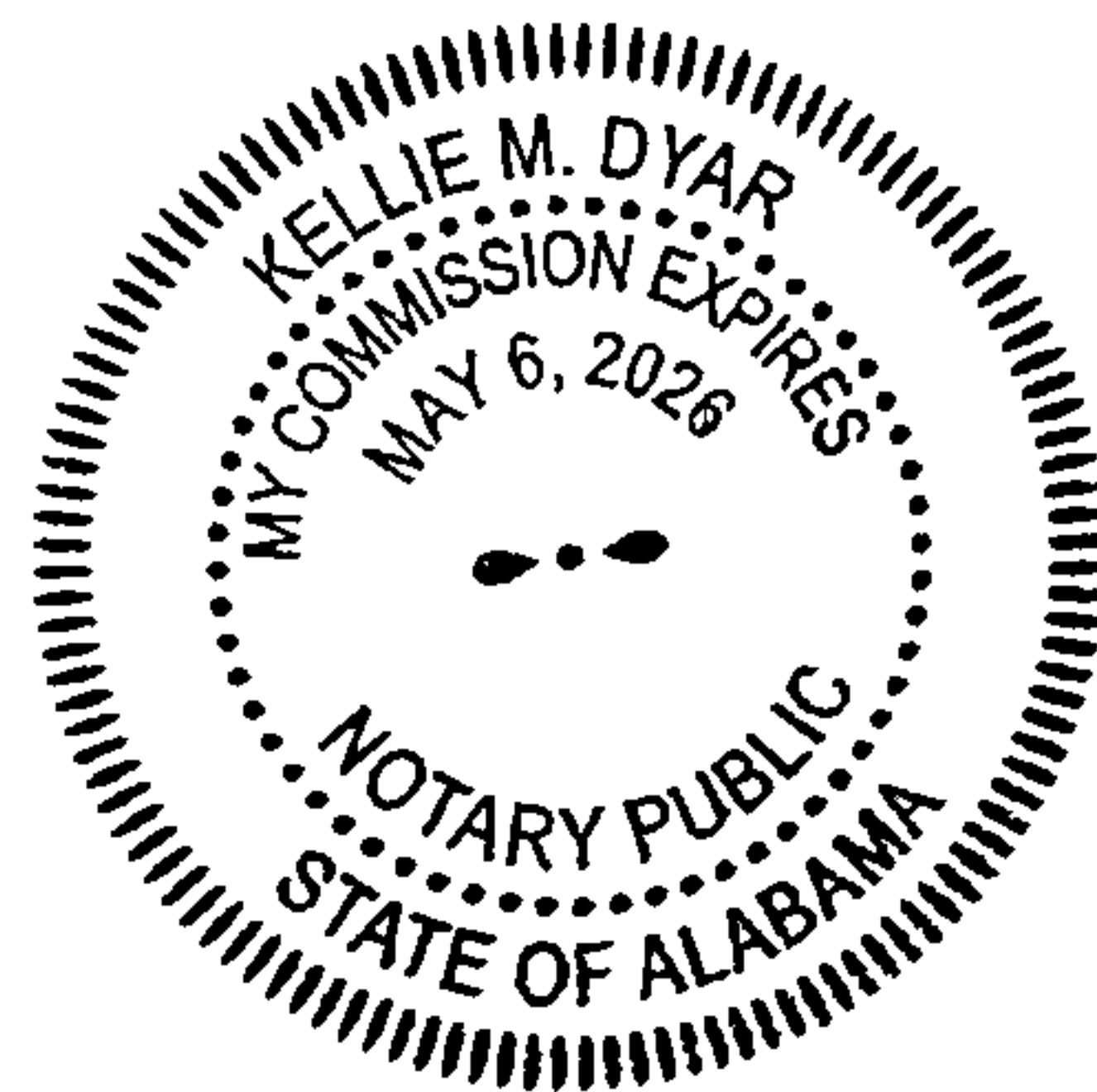
Yarlardo Henderson, Sole Member & Manager

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Yarlardo Henderson, whose name as Sole Member & Manager of Leyonne Investments LLC, an Alabama Limited Liability Company, 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/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal this 17th day of January, 2025.

Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2025 10:33:46 AM
\$377.00 PAYGE
20250121000019700

Allie S. Boyd