

Send Tax Notice to:

Jamal Frazier
5303 Wildewood Dr
Pelham, AL 35124

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

Source of Title: Instrument #20240626000191320

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **One Hundred Ninety Five Thousand and 00/100 Dollars (\$195,000.00)**, which represents the tax-assessed value of the property, I or we, **Diane T. Ryan, Trustee, or their Successors in Trust, under The Ryan Living Trust, dated June 20, 2024, and any amendments thereto**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 2405 Monte Vista Dr, Birmingham, AL 35216 does hereby grant, bargain, sell and convey unto **Jamal Frazier**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 5303 Wildewood Dr, Pelham, AL 35124, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, having an address of 3503 Wildewood Drive, Pelham, AL 35124, to wit:

Lot 49, Block 1, according to the Map and Survey of Wildewood Village, Fifth Addition, as recorded in Map Book 9, Page 165, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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.

\$183,150.00 of the consideration recited above was paid from a 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30th day of January, 2025.

Diane T. Ryan
Diane T. Ryan, individually and as Trustee of The Ryan Living Trust, dated June 20, 2024, and any amendments thereto

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, NATHAN R. CORDLE, a Notary Public in and for said county in said state, hereby certify that **Diane T. Ryan, individually and in his official capacity as Trustee of The Ryan Living Trust, dated June 20, 2024, and any amendments thereto**, 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.

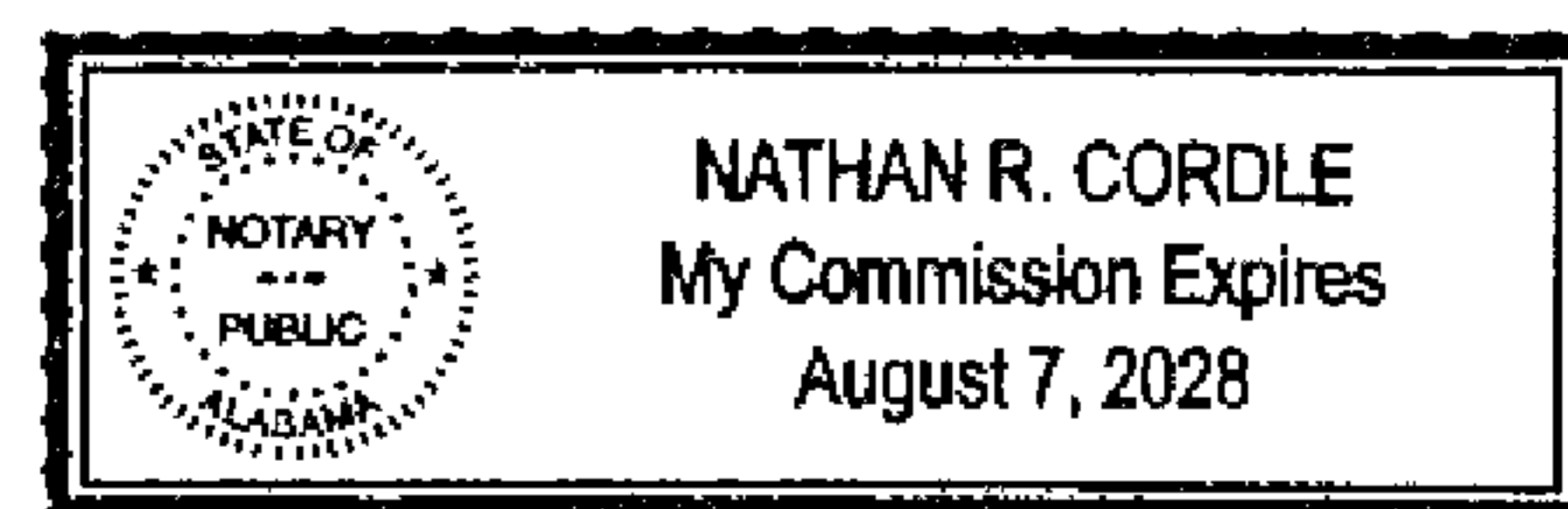
WITNESS my hand and official seal in the county and state aforesaid this the 30th day of January, 2025.

Nathan R. Cordle
Notary Public

[SEAL]

My Commission Expires: 8/7/2028

This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
1801 Oxmoor Road, Suite 100
Birmingham, AL 35209
(205) 848-8003



File No.: ATB4393



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2025 03:21:24 PM
\$38.00 JOANN
20250131000031580

Allie S. Bayl