

Send Tax Notice to:  
Robert Jerry Seymour and Macy Lin  
Seymour  
5204 Stonehaven Drive  
Birmingham, AL 35244

This Instrument Prepared By:  
**Robert McNearney**  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-25-163

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED FIFTY SIX THOUSAND AND 00/100 (\$456,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

**Dianna Leigh Tingle, a single person, and Brendan Gould, a single person (herein referred to as "Grantor," whether one or more),** whose mailing address is

183 Cambridge Park Drive, Montevallo, AL 35115

by **Robert Jerry Seymour and Macy Lin Seymour (herein referred to as "Grantee," whether one or more),** whose mailing address is

5204 Stonehaven Drive, Birmingham, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **5204 Stonehaven Drive, Birmingham, AL 35244**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

### SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.


**\$324,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**


**Grantor Dianna Leigh Tingle is one and the same person as Dianna T. Gould being the same Grantee in Inst. 20200428000164450.**

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her 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 6 day of February, 2025.

  
Dianna Leigh Tingle

  
Brendan Gould

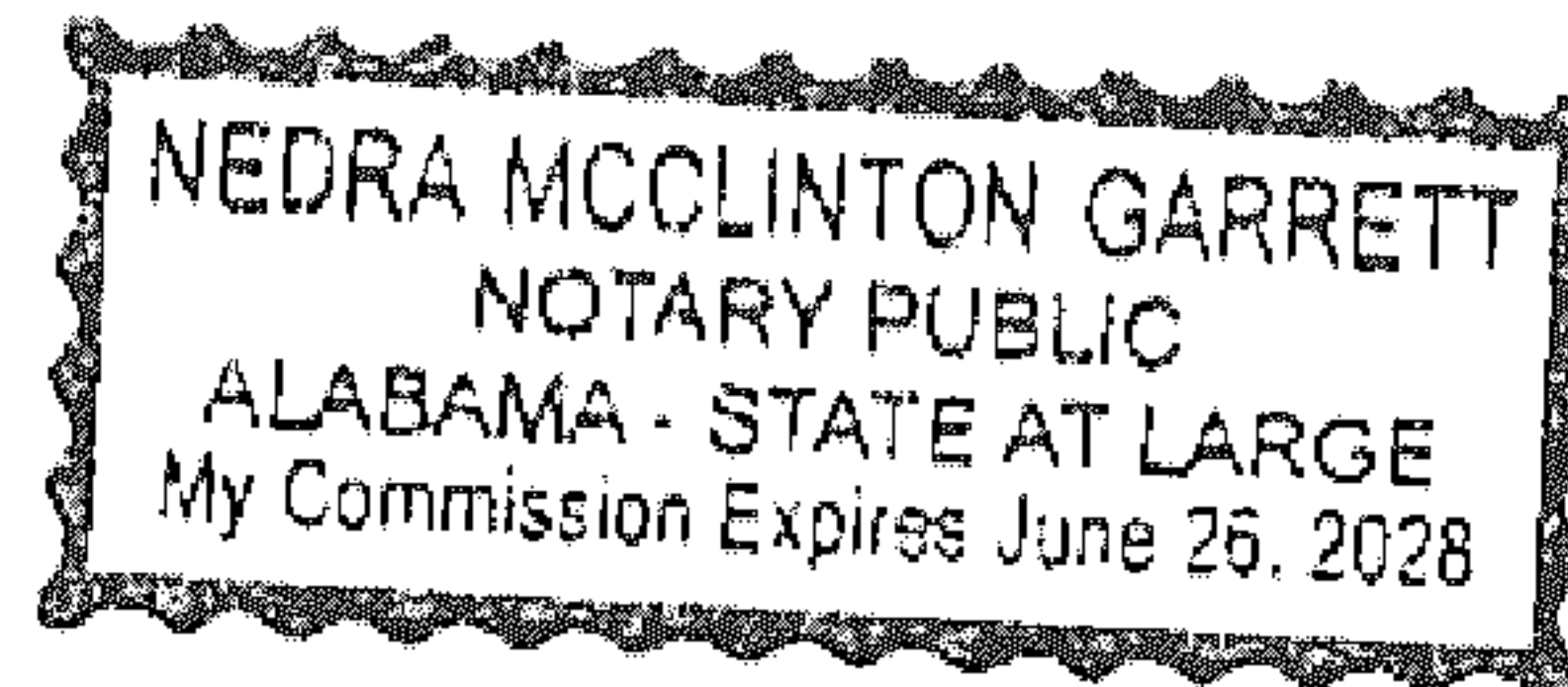
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Dianna Leigh Tingle and Brendan Gould whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of February, 2025.

  
Notary Public

My Commission Expires:



**EXHIBIT A**

Property 1:

Lot 26, according to the Survey of Valley Brook Phase IV, as recorded in Map Book 14, Page 84, in the Probate Office of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**02/06/2025 03:41:59 PM**  
**\$161.00 BRITTANI**  
**20250206000037670**

*Allen S. Bayl*