

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and 00/100 Dollars, (\$10.00) to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, William David Bryan and wife, Betty Nyoka Bryan (herein referred to as Grantors), grant, bargain, sell and convey unto the William David Bryan and Betty Nyoka Bryan Revocable Trust, dated April 25, 2024 (herein referred to as Grantee), the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Lot 27, Block 2, according to the Survey of Kirkwall, A Subdivision of Inverness, as recorded in Map Book 6, Page 152 A & B, in the Probate Office of Shelby County.

Title not examined.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, its successors and assigns, that we are lawfully seised in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 07 day of Feb, 2025.

William David Bryan
William David Bryan
Betty Nyoka Bryan
Betty Nyoka Bryan

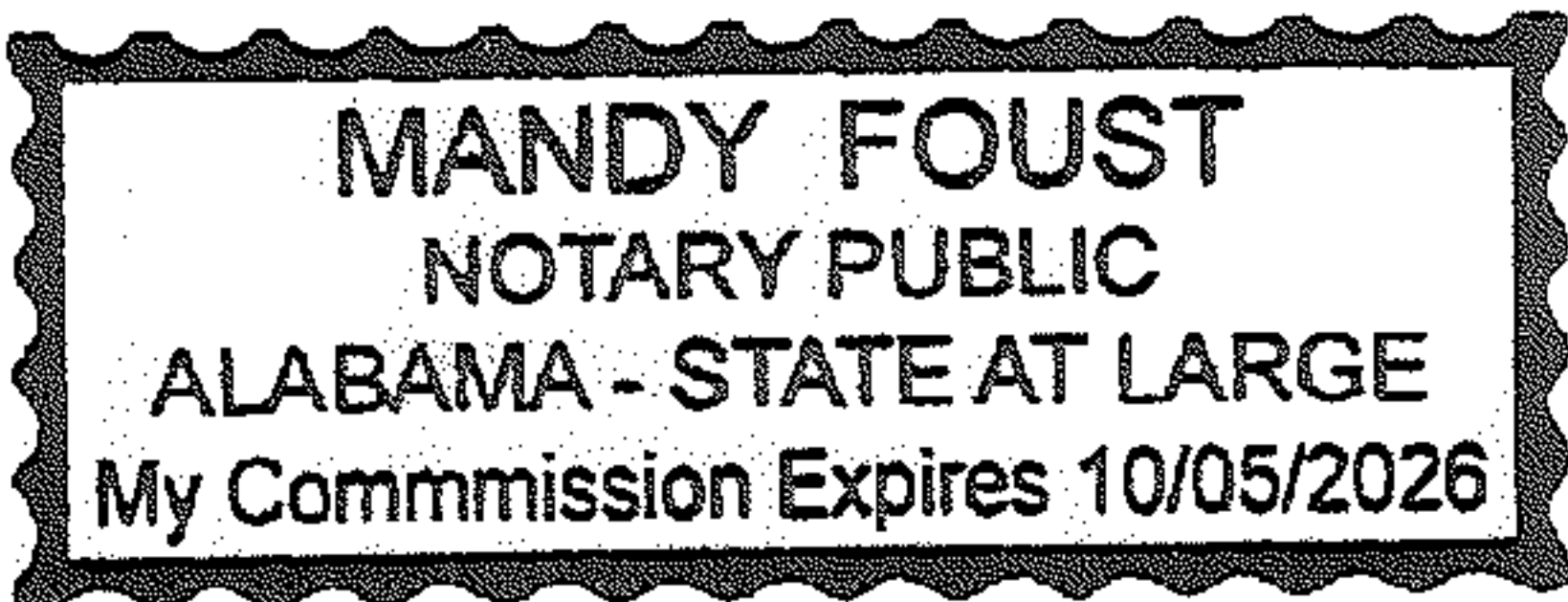
STATE OF ALABAMA

COUNTY OF BLOUNT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William David Bryan and wife, Betty Nyoka Bryan, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 07 day of Feb, 2025.

Mandy Foust
Notary Public
My Commission Expires:



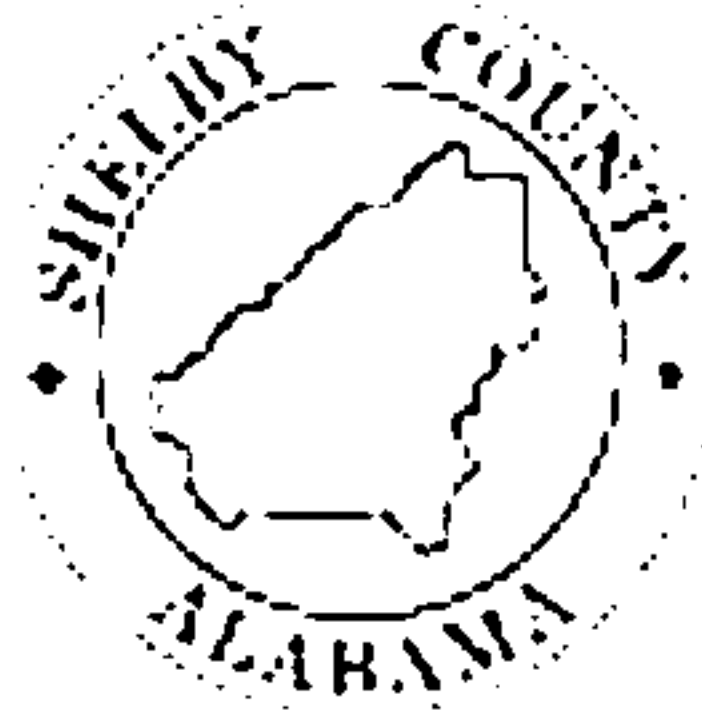
This Instrument Prepared By:
Carl Dalton NeSmith, Jr., LLC
208 3rd Avenue East
Oneonta, Alabama 35121
25-1313

Send Tax Notice To/
Grantee's Address:
William David Bryan and
Betty Nyoka Bryan Revocable Trust
2921 Kirkcaldy Lane
Birmingham, AL 35242

Grantor's Address:
2921 Kirkcaldy Lane
Birmingham, AL 35242

Property Address:
2921 Kirkcaldy Lane
Birmingham, AL 35242

Property Value: \$454,600.00 per tax assessment



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/07/2025 09:18:24 AM
 \$483.00 BRITTANI
 20250207000037930

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	William David Bryan	Grantee's Name	William David Bryan and Betty Nyoka
Mailing Address	Betty Nyoka Bryan	Mailing Address	Bryan Revocable Trust
	2921 Kirkcaldy Lane		2921 Kirkcaldy Lane
	Birmingham, AL 35242		Birmingham, AL 35242
Property Address	2921 Kirkcaldy Lane	Date of Sale	
	Birmingham, AL 35242	Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 454600.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other Tax Assessor Value
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 02/06/2024

Print Meloney Smallwood

☐ Unattested

Sign Meloney Smallwood

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1