

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 10 day of Feb, 2025.

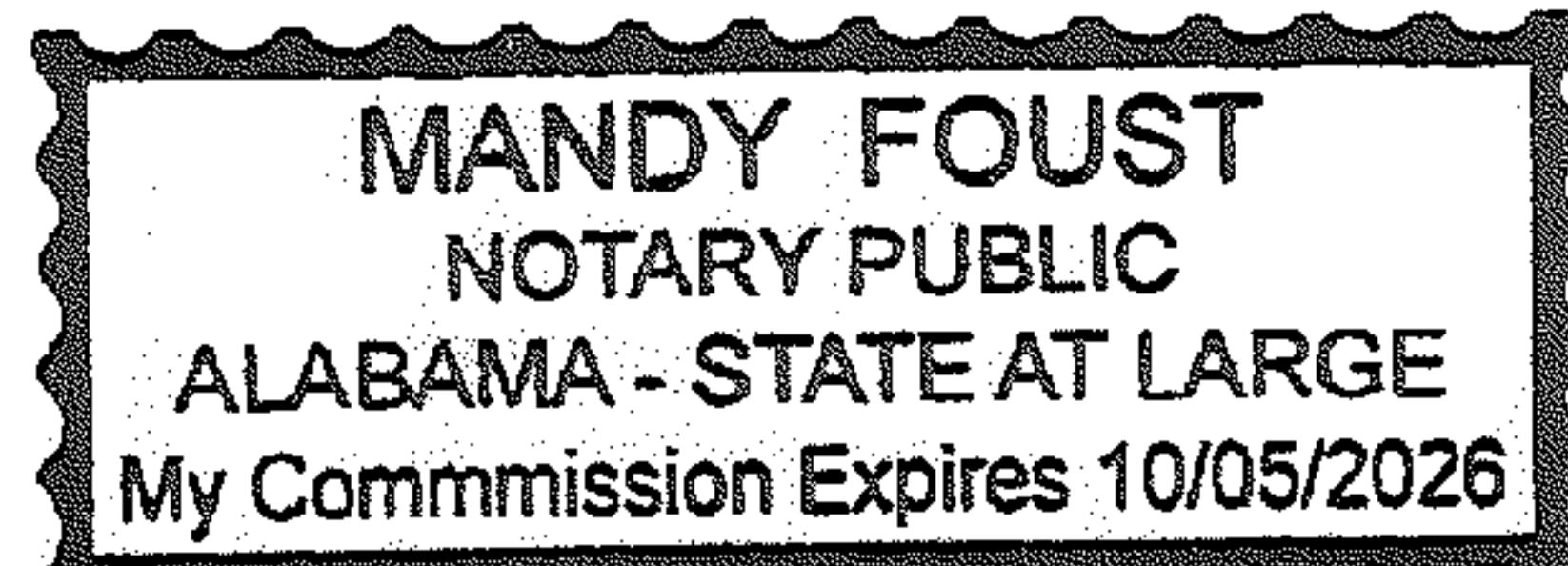
William David Bryan
William David Bryan
Betty Nyoka Bryan
Betty Nyoka Bryan

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 10 day of Feb, 2025.

[Signature]
Notary Public
My Commission Expires:



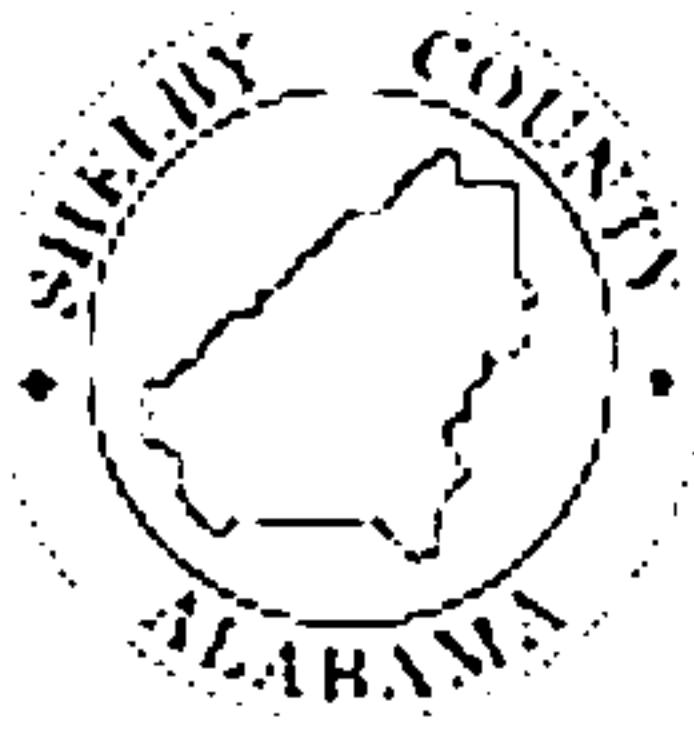
This Instrument Prepared By:
Carl Dalton NeSmith, Jr., LLC
208 3rd Avenue East
Oneonta, Alabama 35121
25-1313

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

Allie S. Bryan

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
Mailing Address
 Betty Nyoka Bryan
 2921 Kirkcaldy Lane
 Birmingham, AL 35242

Grantee's Name William David Bryan and Betty Nyoka
Mailing Address
 Bryan Revocable Trust
 2921 Kirkcaldy Lane
 Birmingham, AL 35242

Property Address 2921 Kirkcaldy Lane
 Birmingham, AL 35242

Date of Sale _____
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)

Bill of Sale Appraisal
 Sales Contract Other Tax Assessor Value
 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

(verified by)

Sign Meloney Smallwood
 (Grantor/Grantee/Owner/Agent) circle one