

Send Tax Notice to:  
Brett Byrd and Elizabeth Byrd  
101 Tradewinds Cir.  
Alabaster, AL 35007-3018

This Instrument Prepared By:  
**Sandy F. Johnson**  
3156 Pelham Parkway  
Suite 2  
Pelham, AL 35124

File: **PEL-25-867**

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00)** 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

**Jennifer Beane, a single person, and Patsy Parsons, a single person (herein referred to as "Grantor," whether one or more),** whose mailing address is

590 Saw Road, China Grove, NC 28023

by **Brett Byrd and Elizabeth Byrd (herein referred to as "Grantee," whether one or more),** whose mailing address is

101 Tradewinds Cir., Alabaster, AL 35007-3018

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 **101 Tradewinds Cir., Alabaster, AL 35007-3018**, 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.

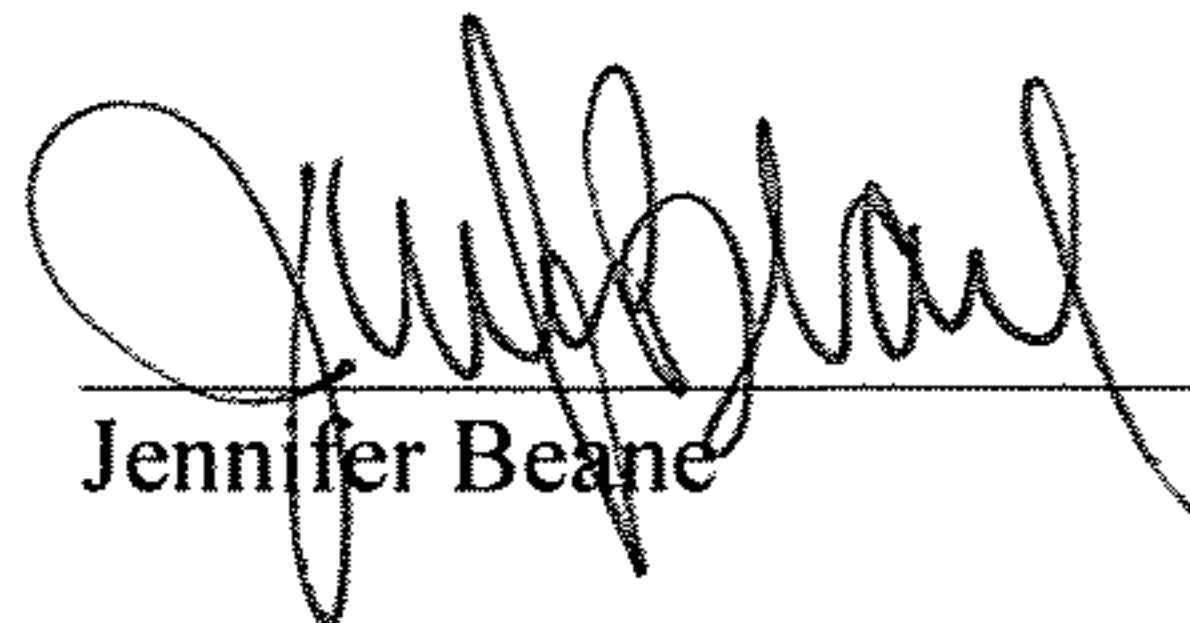
MINING AND MINERAL RIGHTS EXCEPTED.

**\$270,019.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.**

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 11 day of February, 2025

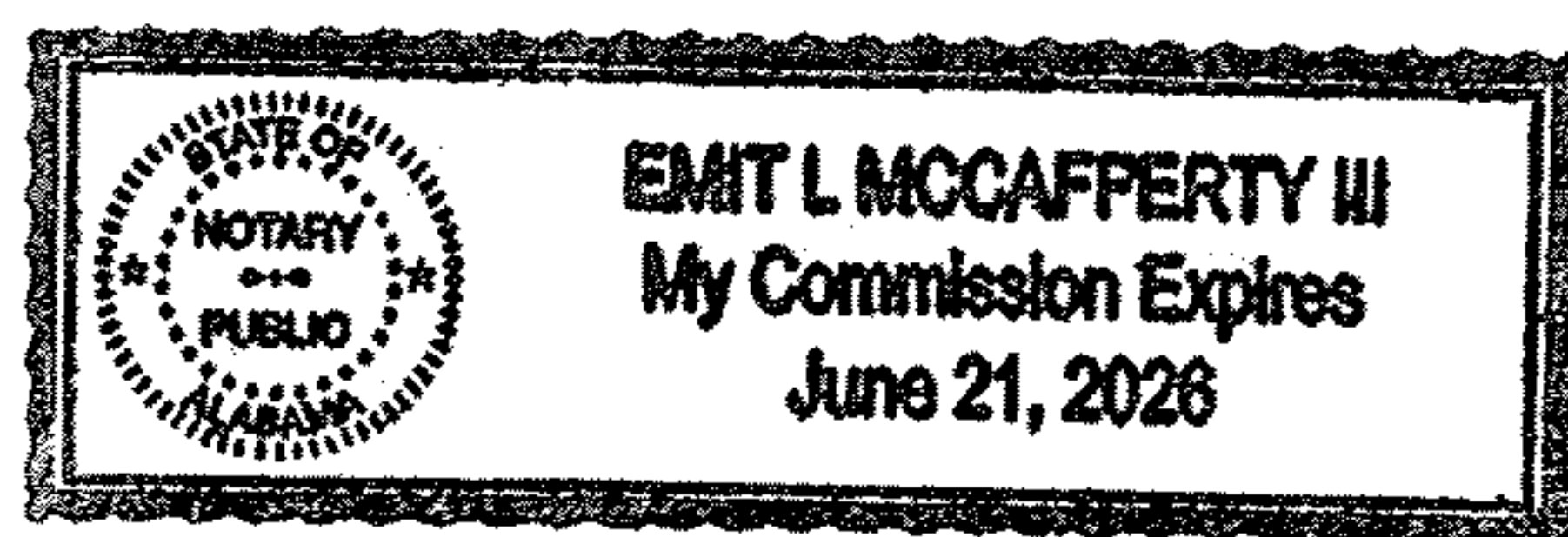
  
Jennifer Beane

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Beane whose name(s) 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of February, 2025.

  
Notary Public  
My Commission Expires: 6/21/2026



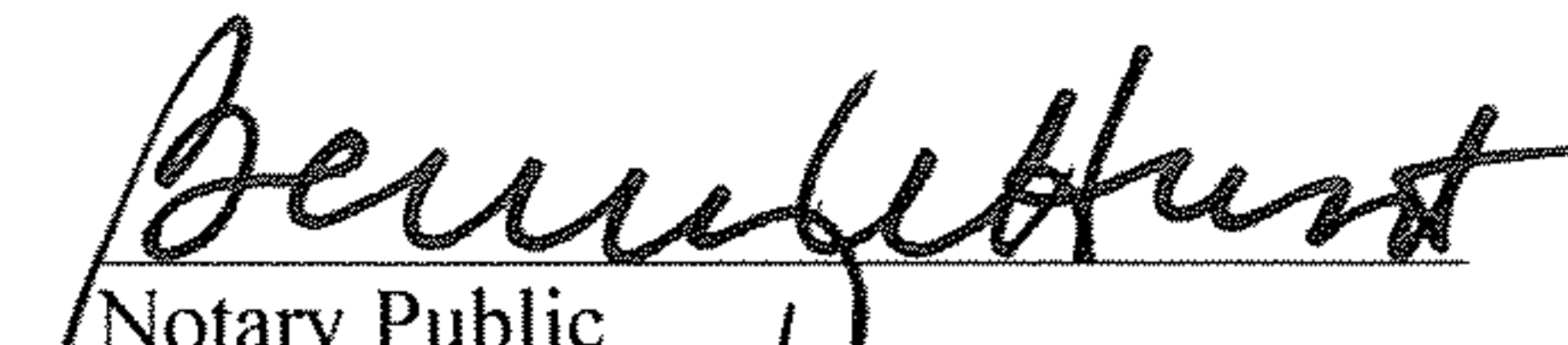
IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 11 day of February 2025.

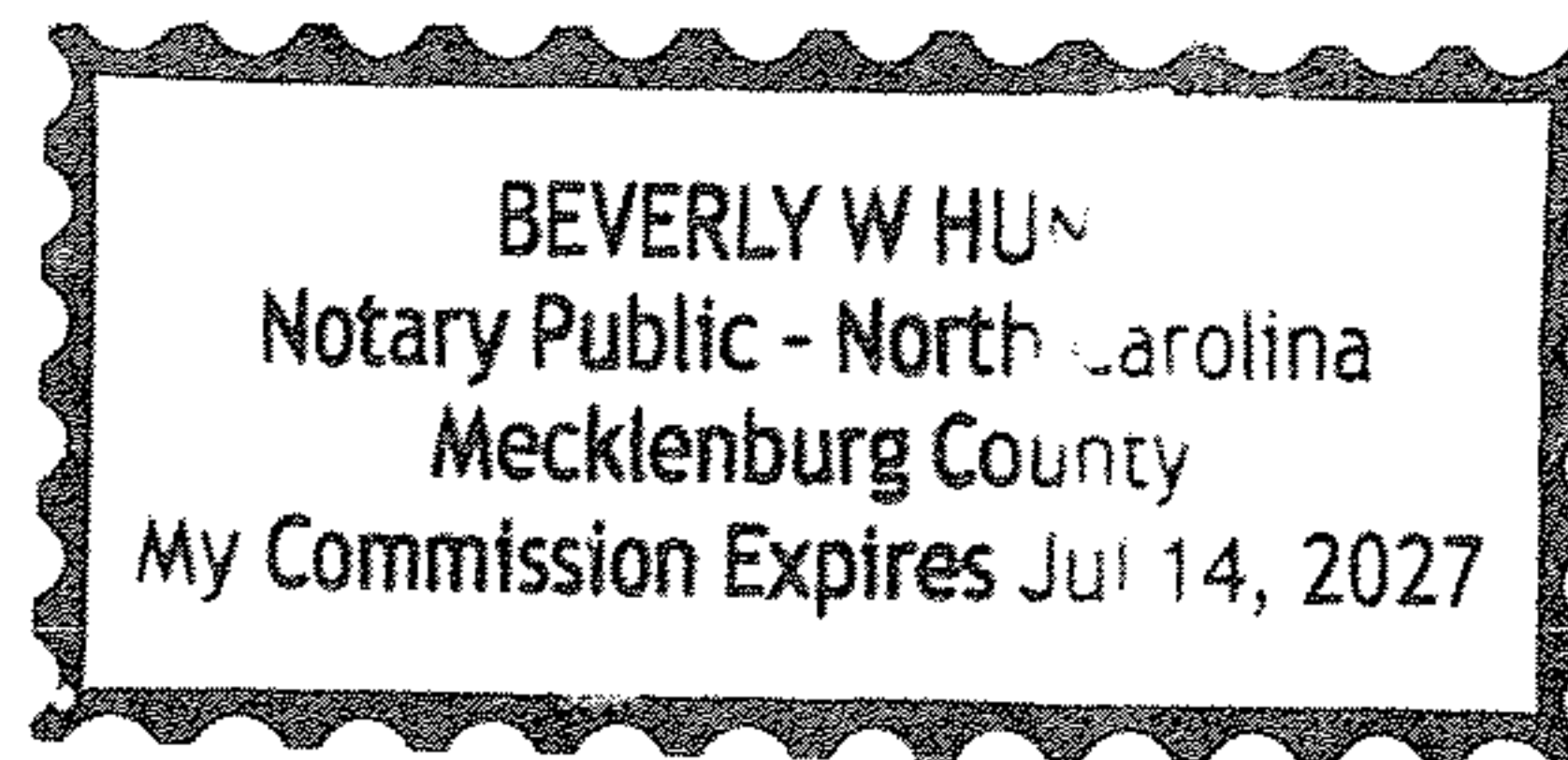
  
Patsy Parsons

STATE OF NC  
COUNTY OF Rowan

I, the undersigned Notary Public in and for said County and State, hereby certify that Patsy Parsons whose name(s) 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of February, 2025.

  
Notary Public  
My Commission Expires: July 14, 2027



**EXHIBIT A**

Property 1:

Lot 22, according to the Survey of Third Sector Portsmouth, as recorded in Map Book 7, Page 110, 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**  
**02/21/2025 01:14:32 PM**  
**\$36.00 PAYGE**  
**20250221000052270**

*Allen S. Bayl*