

Send Tax Notice to:  
**Zachary David Lauria**  
**2949 Kelham Grove Way**  
**Birmingham, AL 35242**

[Space Above This Line for Recording Data]

## **WARRANTY DEED**

Source of Title: Instrument #20221007000383560

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **Seven Hundred Thirty Five Thousand and 00/100 Dollars (\$735,000.00)**, which represents the tax-assessed value of the property, I or we, **Mark William Edwards, III and Kathryn Rebecca Bowers, now known as Kathryn Bowers Edwards, a married couple**, (collectively herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is **3710 Montevallo Rd, Birmingham, AL 35212** does hereby grant, bargain, sell and convey unto **Zachary David Lauria**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is **2949 Kelham Grove Way, Birmingham, AL 35242**, together with every contingent remainder and right of reversion, the following described real estate, situated in Jefferson County, Alabama, having an address of **2949 Kelham Grove Way, Birmingham, AL 35242**, to wit:

**Lot 44, as recorded in the Village at Highland Lakes, Kelham Grove Neighborhood, Map Book 43, Page 87 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

**\$ 551,250.00** of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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.

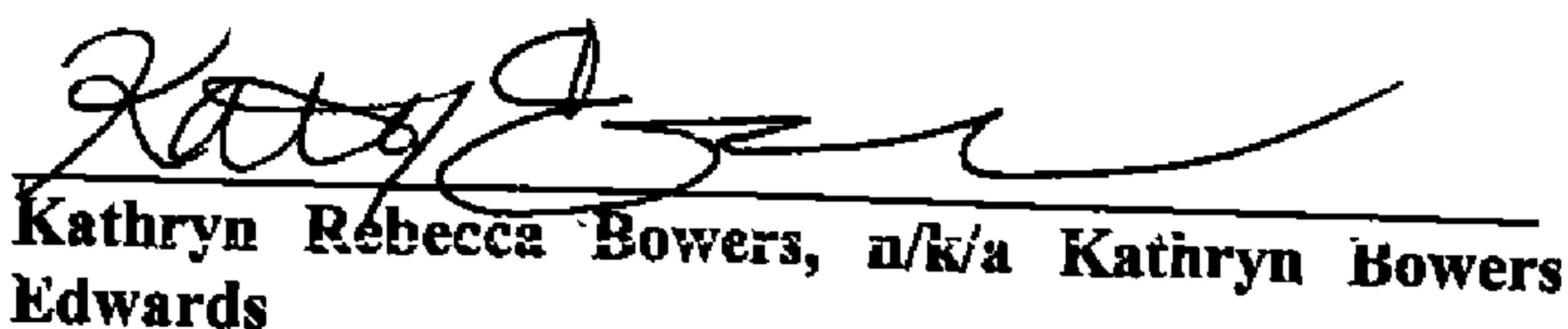
**To Have and To Hold** to the said Grantee, their heirs and/or assigns forever. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are 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.

*[Signature Page to Follow]*

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 5<sup>th</sup> day of May, 2025.



Mark William Edwards, III



Kathryn Rebecca Bowers, n/k/a Kathryn Bowers Edwards

STATE OF ALABAMA

COUNTY OF Jefferson

I, NATHAN R. CORDLE, a Notary Public in and for said county in said state, hereby certify that **Mark William Edwards, III, and Kathryn Rebecca Bowers, n/k/a Kathryn Bowers Edwards**, 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.

May WITNESS my hand and official seal in the county and state aforesaid this the 5<sup>th</sup> day of May, 2025.



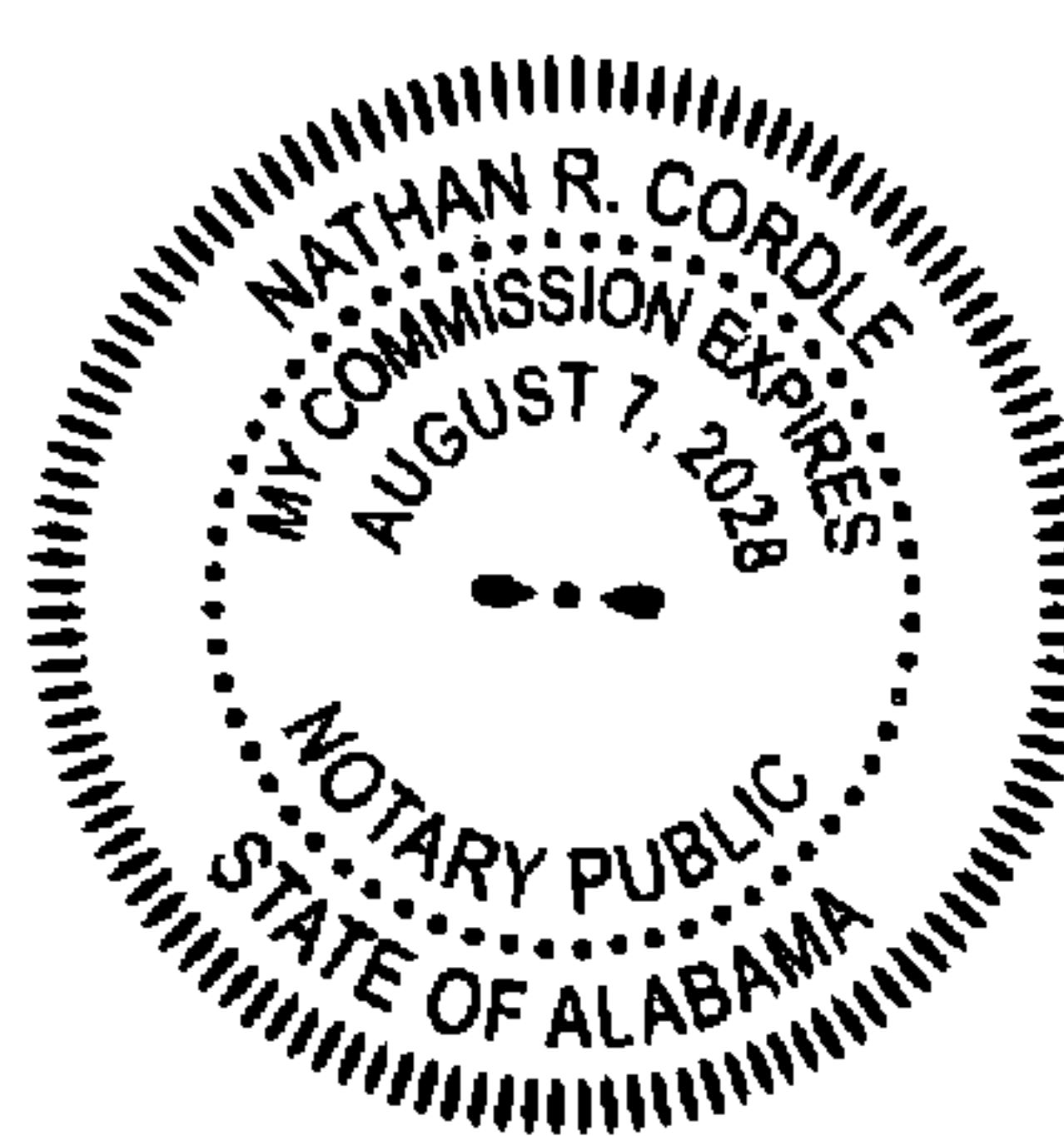
Notary Public

[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.: ATB4503



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/06/2025 02:04:36 PM  
 \$210.00 PAYGE  
 20250506000136220

