

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 3770 Monteville Rd, Birmingham, AL 35218 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 5th 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.

WITNESS my hand and official seal in the county and state aforesaid this the 5th 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
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