

Send Tax Notice to:

Shelby R. Rowan

224 Briarfield Ln.

Calera, AL 35040

This Instrument Prepared By:

Sandy F. Johnson

3156 Pelham Parkway

Suite 2

Pelham, AL 35124

File: PEL-25-4362

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY EIGHT THOUSAND FIVE HUNDRED AND 00/100 (\$298,500.00)** 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 **Annie Hoge Byrd, an unmarried person, and Patrick Tyler Byrd, an unmarried person (herein referred to as "Grantor," whether one or more),** whose mailing address is

1232 Bennett Circle, Alabaster, AL 35007

by **Shelby R. Rowan (herein referred to as "Grantee"),** whose mailing address is

224 Briarfield Lane, Calera, AL 35040

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **224 Briarfield Lane, Calera, AL 35040,** 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.

\$293,092.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 22 day of May, 2025

Annie Hoge Byrd
Annie Hoge Byrd

Patrick Tyler Byrd
Patrick Tyler Byrd

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Annie Hoge Byrd and Patrick Tyler Byrd whose name(s) is/are 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 22 day of May, 2025.

Cassy L. Dailey
Notary Public

My Commission Expires: 05/02/2026

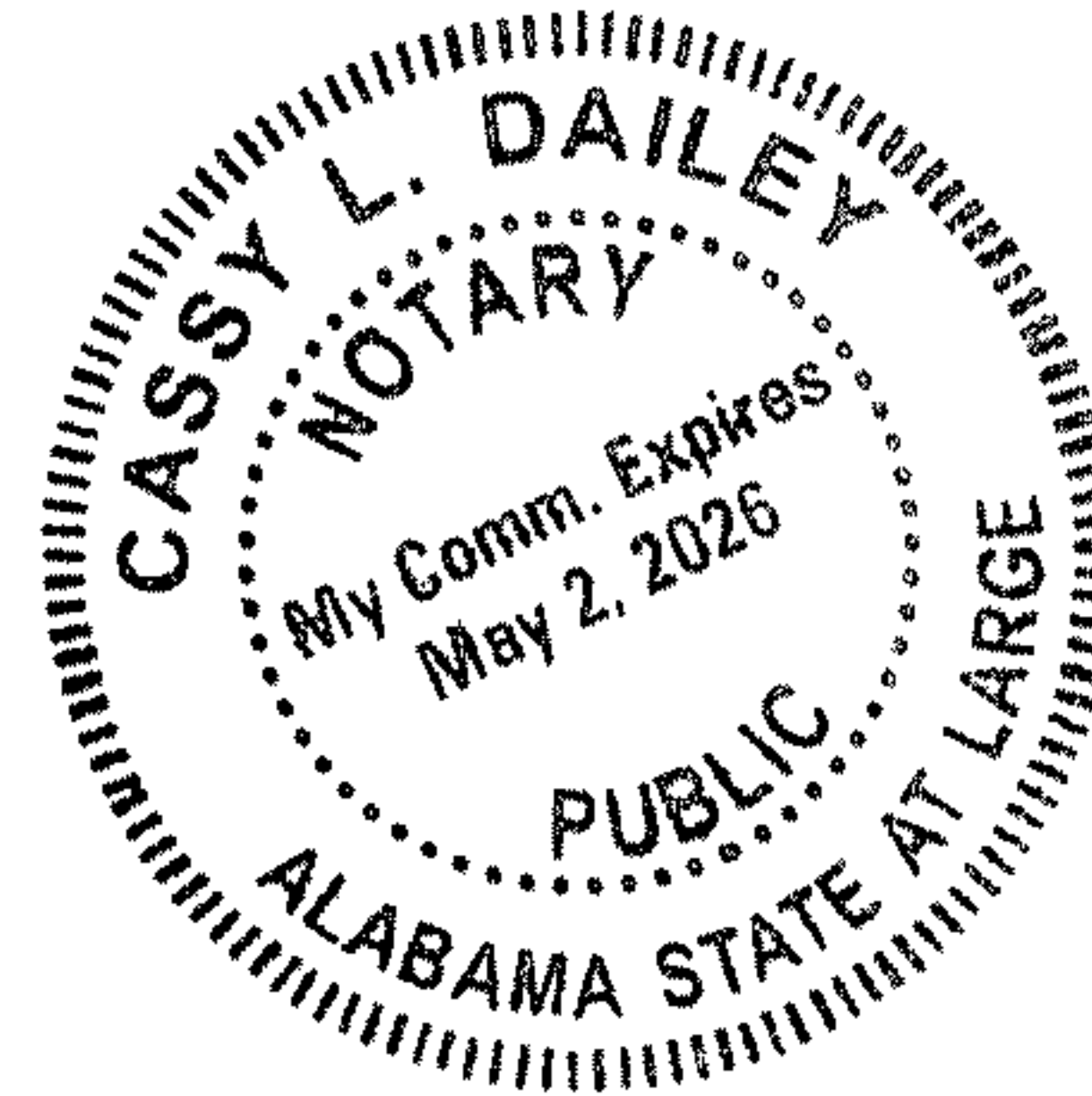


EXHIBIT A

Property 1:

Lot 41, according to the Survey of Stonebriar, Phase 2, as recorded in Map Book 52, Page 15, 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
06/04/2025 11:34:58 AM
\$33.50 JOANN
20250604000170520

Allen S. Bayl