

Send tax notice to:
Zachary T Ryals
137 Tanglewood Drive
Alabaster, AL, 35007

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2025201T

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thirty-Seven Thousand and 00/100 Dollars (\$337,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Geoffrey G Belcher and Miriam T Belcher, Husband and Wife** whose mailing address is: 131 County Rd 220, Cullman, AL 35057 (hereinafter referred to as "Grantors") by **Zachary T Ryals and Lydia M Ryals** whose property address is: **137 Tanglewood Drive, Alabaster, AL, 35007** hereinafter referred to as Grantees"), 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 estate situated in Shelby County, Alabama, to-wit:

Lot 61, according to the Survey of Tanglewood by the Creek, as recorded in Map Book 35, page 36, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

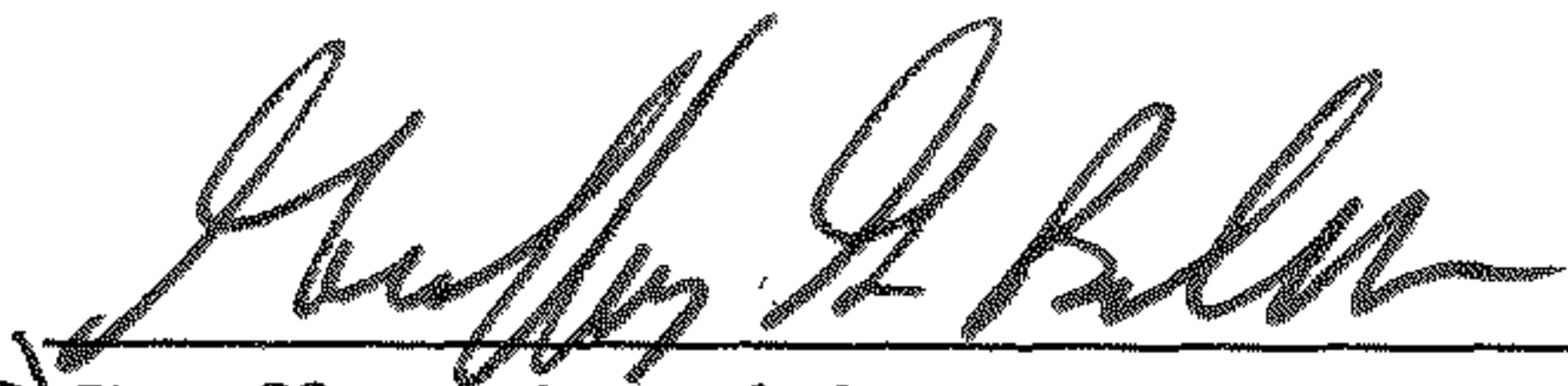
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, immunities, and release of damages relating thereto, whether or not appearing in the Public Records.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Tanglewood by the Creek, as recorded in Plat Book 35, Page(s) 36, in Shelby County Alabama Records
4. Easement recorded in Instrument No. 19990721000304811, in Shelby County Alabama Records
5. Ordinance recorded in Instrument No. 20030918000629560, in Shelby County Alabama Records
6. Easement recorded in Instrument No. 20040910000504220, in Shelby County Alabama Records
7. Easement recorded in Instrument No. 20040910000506140, in Shelby County Alabama Records
8. Declaration recorded in Instrument No. 20051010000527770, in Shelby County Alabama Records
9. General Warranty Deed recorded in Instrument No. 20091216000461720, in Shelby County Alabama Records
10. Petition Against Non Profit Corporation recorded in Instrument No. Petition 20111205000366220, in Shelby County Alabama Records
11. Restrictions contained in Deed recorded in Official Records Instrument No. 20230131000025350 in Shelby County Alabama Records
12. Restrictions contained in Deed recorded in Official Records Instrument No. 20190226000059780 in Shelby County Alabama Records


\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 10 day of June, 2025.

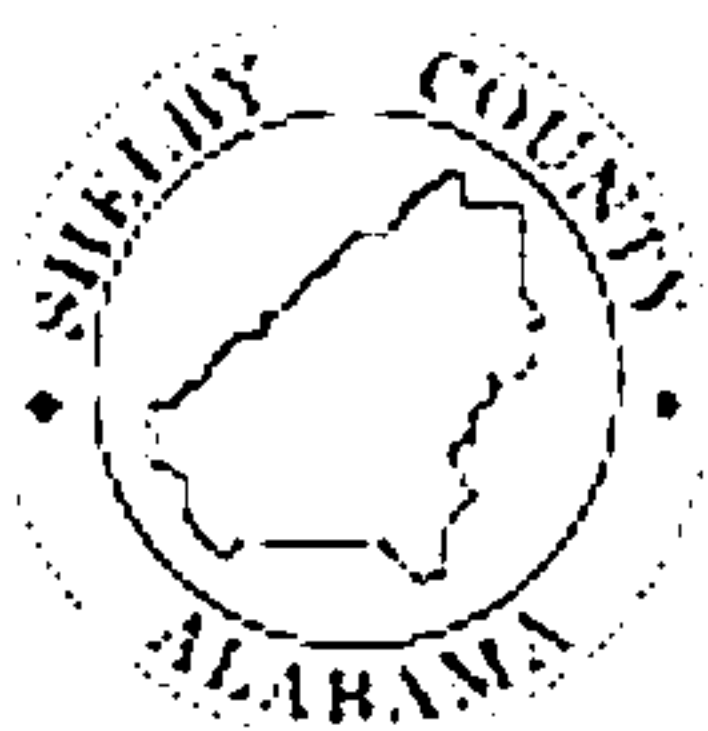
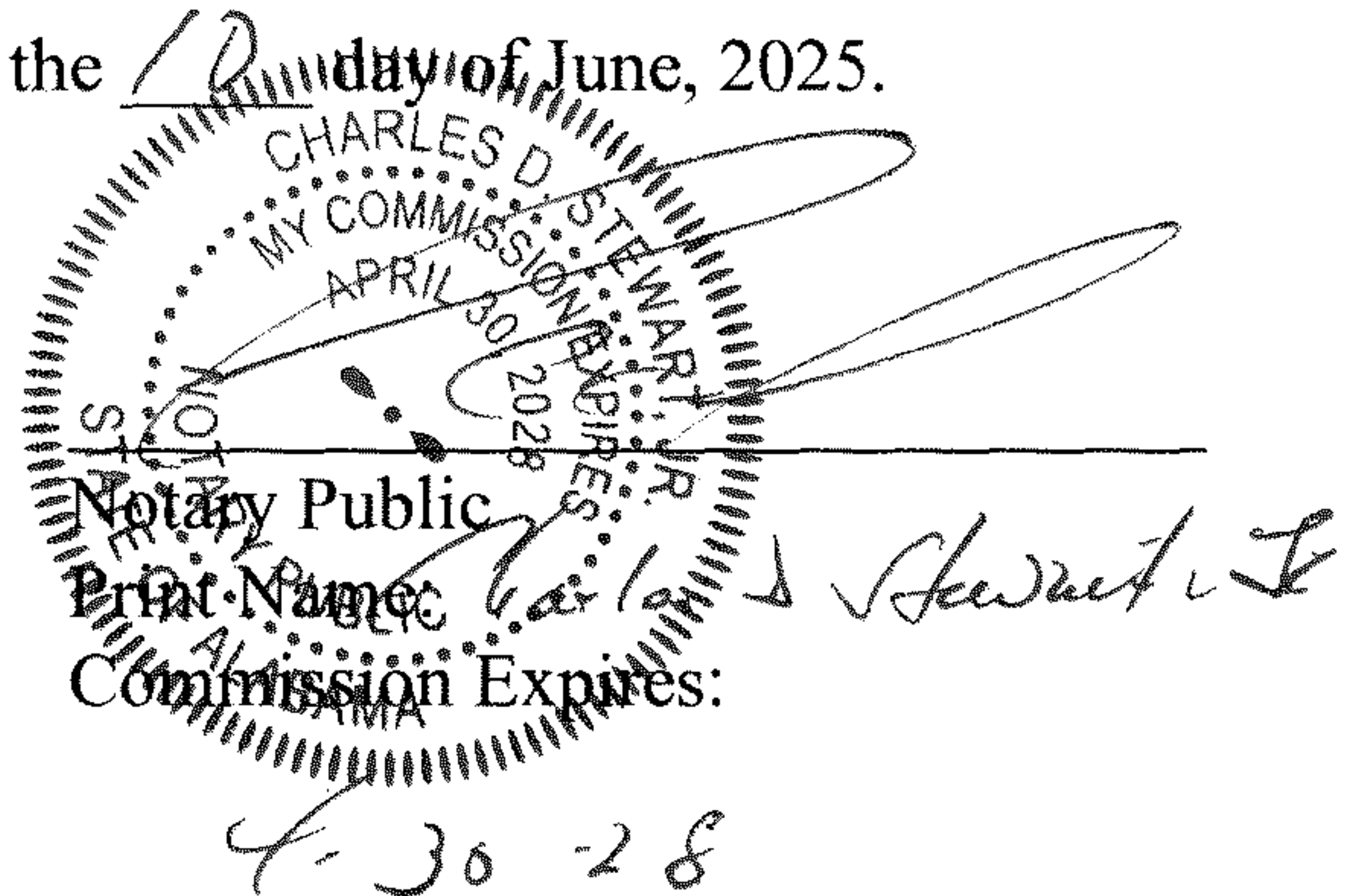

Geoffrey G Belcher


Miriam T Belcher

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Geoffrey G Belcher and Miriam T Belcher whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10 day of June, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2025 11:39:06 AM
\$362.00 BRITTANI
20250623000190150

