

**SEND TAX NOTICE TO:**

Bryan James Grindrod and Katherine Dorothy Grindrod  
1787 Acorn Drive  
Sinking Spring, PA 19608

This instrument prepared by:

Kellie M. Dyar  
Law Office of Kellie M. Dyar, LLC  
5112 Shadowbrook Trail  
Birmingham, Alabama 35244  
TC-25-266

**STATUTORY WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **THREE HUNDRED SIXTEEN THOUSAND THREE HUNDRED FIFTY AND 00/100 (\$316,350.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **D.R. Horton, Inc. - Birmingham Inc., an Alabama Corporation**, whose address is 2188 Parkway Lake Drive, Ste 200, Birmingham, AL 35244, (hereinafter "Grantor", whether one or more), by **Bryan James Grindrod and Katherine Dorothy Grindrod**, whose address is 1787 Acorn Drive, Sinking Spring, PA 19608, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Bryan James Grindrod and Katherine Dorothy Grindrod, as joint tenants with right of survivorship** the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 13, according to the Final Plat of Saddlewood Trails Subdivision, Phase 1, Sector 2, as recorded in Map Book 59, Page 72A & B, in the Office of the Judge of Probate of Shelby County, Alabama.**

**FOR INFORMATIONAL PURPOSES ONLY:  
517 Saddlewood Bend, Columbiana, Alabama 35051.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights not owned by Grantor excepted.

Subject to a third-party mortgage in the amount of \$237,262.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever.

This instrument is executed without warranty or representation of any kind on the part of the undersigned, expressed or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

*(Remainder of Page Intentionally Left Blank – Signature Page Follows)*

**IN WITNESS WHEREOF**, Grantor, D.R. Horton, Inc. - Birmingham Inc., an Alabama Corporation, by Brenda L. Gibson, as Assistant Secretary, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 9th day of July, 2025.

D.R. Horton, Inc. - Birmingham Inc., an Alabama Corporation

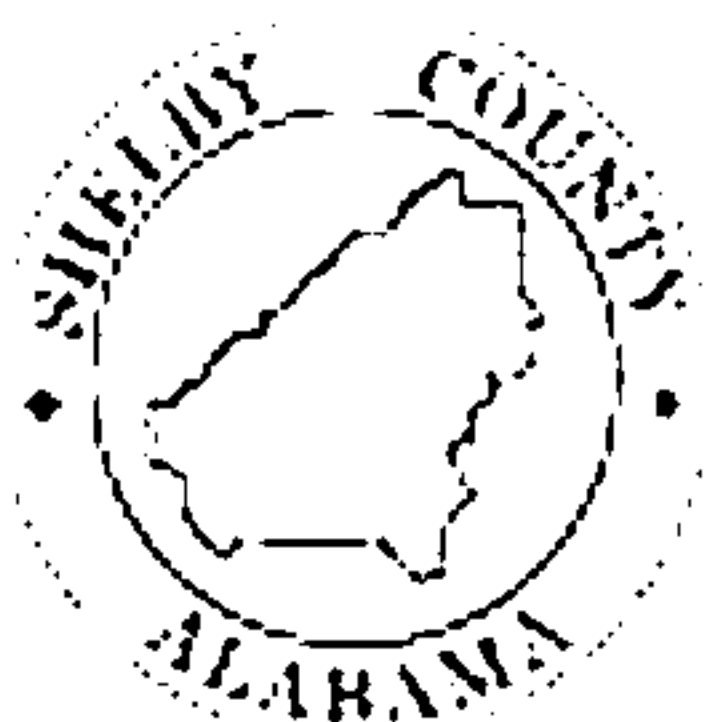
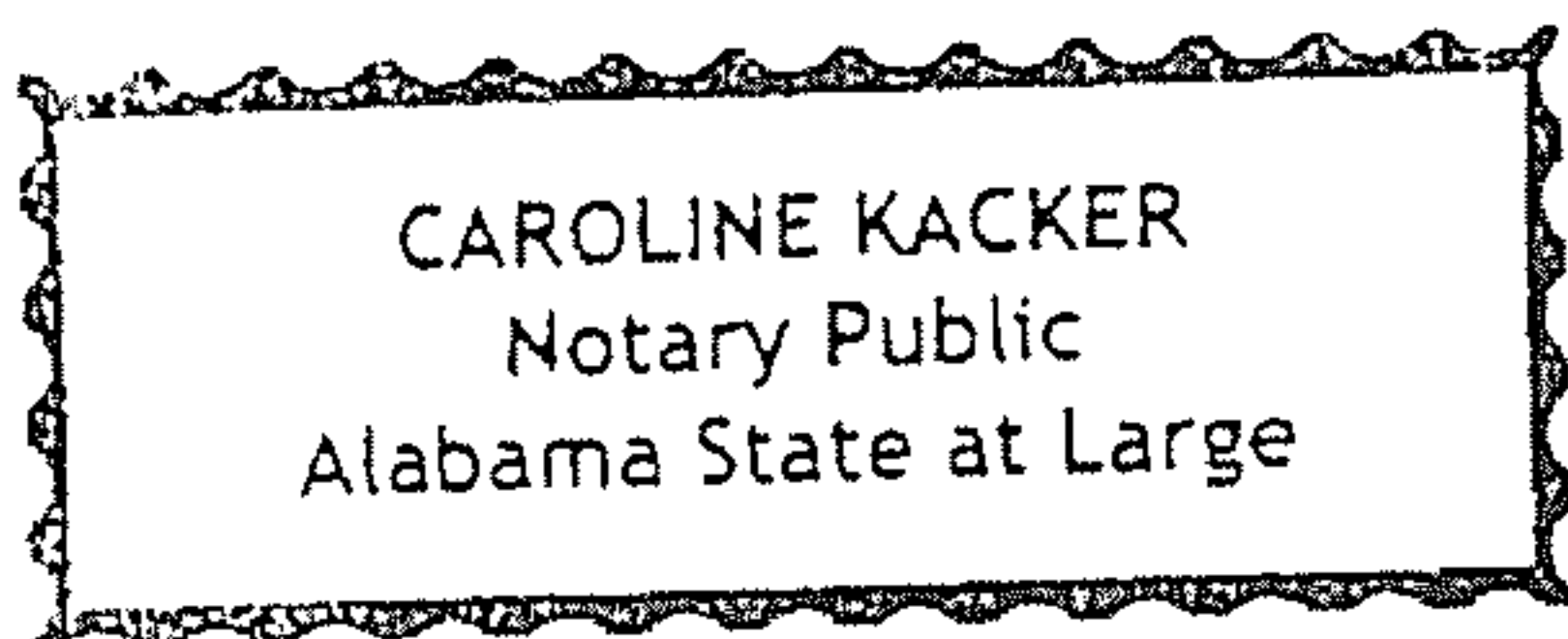
By: *Brenda L. Gibson*  
Brenda L. Gibson, Assistant Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Brenda L. Gibson, whose name as Assistant Secretary of D.R. Horton, Inc. - Birmingham Inc., an Alabama Corporation, 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, he/she/they, as such agent or officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and seal this 9th day of July, 2025.

*Carline Wacker*  
Notary Public  
12/11/2027



File No.: TC-25-266

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/16/2025 12:51:14 PM  
\$104.50 BRITTANI  
20250716000215390

*Allen S. Bayl*