

Send tax notice to:

Byers Acquisitions, LLC

1183 Berwick Rd  
Bham, AL 35242

This instrument prepared by:

Charles D. Stewart, Jr.

Attorney at Law

4898 Valleydale Road, Suite A-2

Birmingham, Alabama 35242

STATE OF ALABAMA

2025274T

Shelby COUNTY

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Ninety-Nine Thousand and 00/100 Dollars (\$299,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Debra J Linton (1/2 Interest) and Estate of Louise Moore Robertson AKA Mary Louise Moore Robertson Probate Case No. PR 2025-001942 (1/2 Interest)** whose mailing address is: 1228 Berwick Rd Bham AL 35242 (hereinafter referred to as "Grantors") by **Byers Acquisitions, LLC** whose property address is: **1303 Berwick Circle, Birmingham, AL, 35242** 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 79, according to the Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16, page 32, in the Office of the Judge of Probate of Shelby County, Alabama.**

SUBJECT TO:

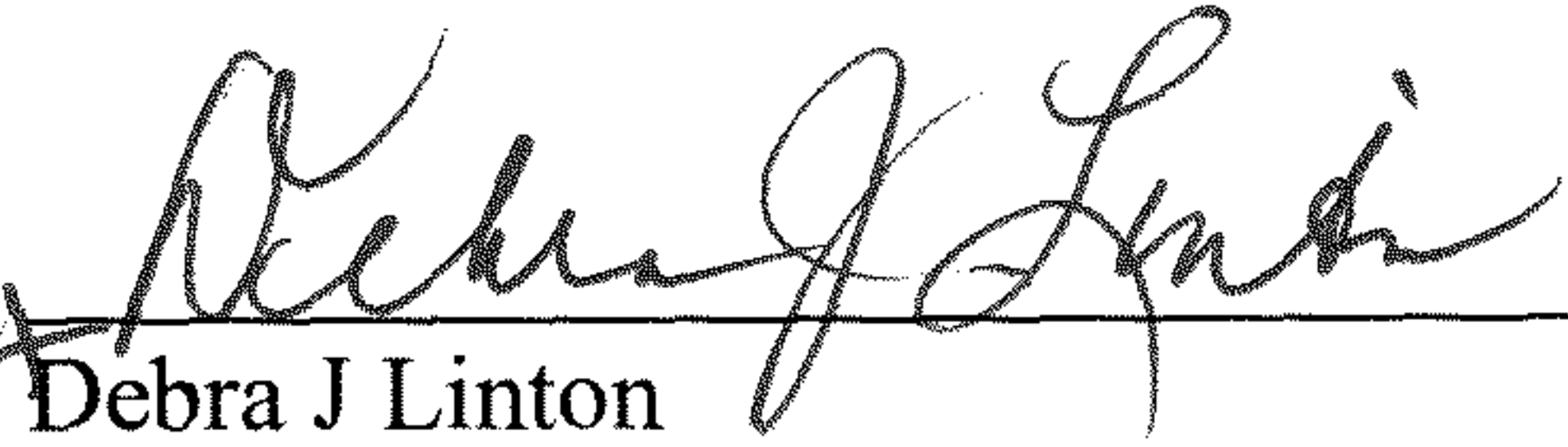
1. Taxes for the year beginning October 1, 2024 which constitutes a lien but are not yet due and payable until October 1, 2025.
2. Restrictions, public utility easements and building setback lines as shown on recorded map and Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16, page 32, in the Office of the Judge of Probate of Shelby County, Alabama.
3. 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, and immunities relating thereto, whether or not appearing in the Public Records.
4. Declaration of covenants, Conditions and Restrictions recorded in Instrument #1992-4720; Real 316, page 239; amended in Real 319, page 238; Real 336, page 281; Instrument #1992-4710; Instrument #1993-10164; Instrument #1992-4720.
5. Reciprocal Easement Agreement pertaining to access and roadway easements as recorded in Real 312, page 274; amended in Real 317, page 253 and Instrument #1993-3124.
6. Agreement between Daniel Oak Mountain Limited Partnership and Shelby Cable, Inc. recorded in Real 350 page 545.
7. Transmission Line Permits in favor of Alabama Power Company recorded in Deed Book 141, page 180; Real 333, page 201 and Real 377, page 441.
8. Rights of others to use of Hugh Daniel Drive, as recorded in Deed Book 301 Page 799.
9. Covenant and Agreement for Water Service as set out in Real 235, page 574.
10. Amended and Restated Restrictive Covenants recorded in Real 265 page 96.
11. Easement to Alabama Power Company recorded in Instrument #1992-26820.

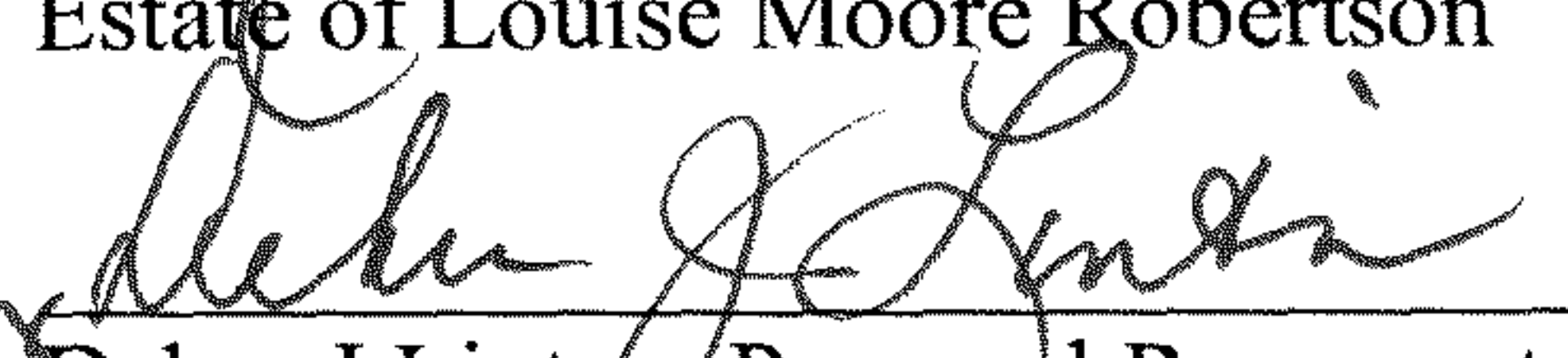
**\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.**

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 15 day of August, 2025.

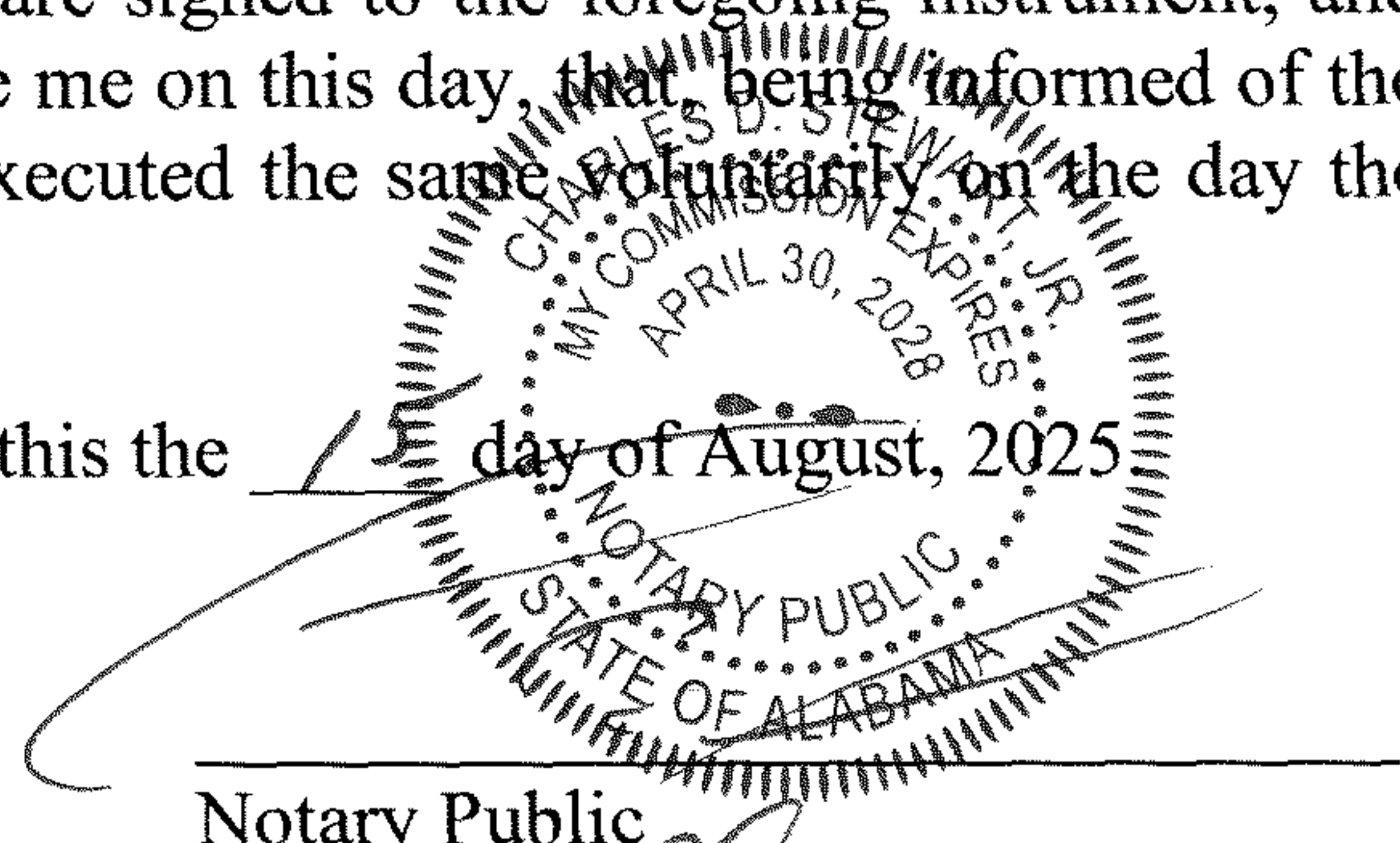
  
Debra J Linton

Estate of Louise Moore Robertson  
  
Debra J Linton, Personal Representative

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra J Linton 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 15 day of August, 2025

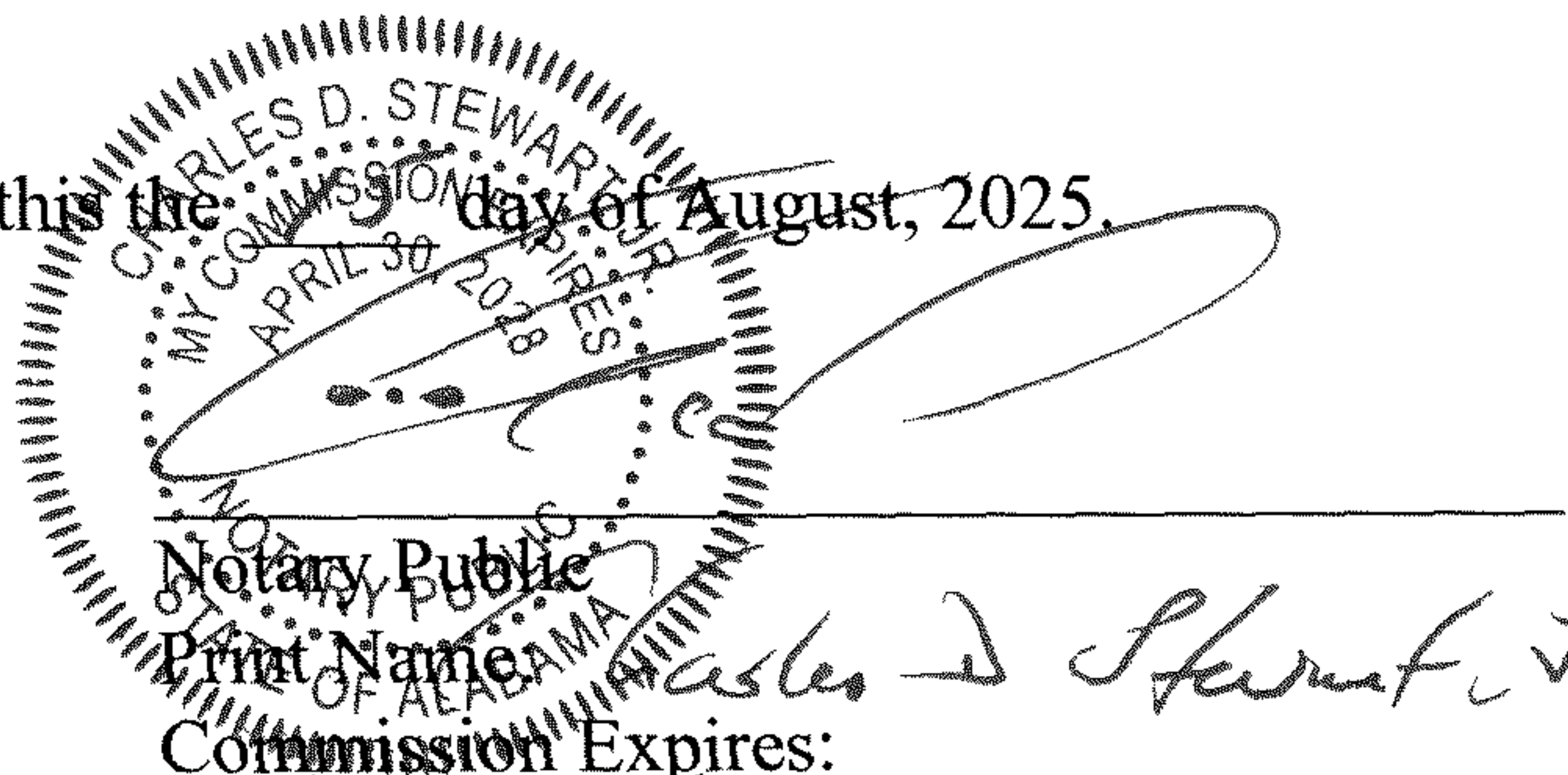


Notary Public  
Print Name: Charles D Stewart Jr  
Commission Expires: 4 30 28

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debra J Linton, whose name as Personal Representative of the Estate of Louise Moore Robertson, is signed to the foregoing instrument, and is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she, in her capacity as said Personal Representative of the Estate Louise Moore Robertson, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 15 day of August, 2025.



Notary Public  
Print Name: Charles D Stewart Jr  
Commission Expires: 4 30 28



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/19/2025 10:29:04 AM  
\$326.00 JOANN  
20250819000253830

Allen S. Bayl