

Return to:
Fidelity Residential Solutions
125 West Street, Suite 200
Annapolis, MD 21401

Order Number:
25MN0680

WARRANTY DEED

STATE OF Alabama)
)
COUNTY OF Shelby)

Send Future Tax Notices to:
Tyler Henderson and Riannon Varney
227 Dunrobin Cove
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Four Hundred Ninety Two Thousand and 00/100 and other valuable consideration, to the undersigned Grantor, **DANIEL BRETT ANDERSON** and **KATHRYN AMANDA ANDERSON**, husband and wife, whose mailing address is 227 Dunrobin Cove, Pelham, AL 35124, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto Tyler Henderson, an unmarried person and **, whose mailing address is 227 Dunrobin Cove, Pelham, AL 35124, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit: **Riannon Varney, and unmarried person as joint tenants with right of survivorship

LOT 1923, ACCORDING TO THE SURVEY OF DUNROBIN AT BALLANTRAE PHASE 2, AS RECORDED IN MAP BOOK 43, PAGE 56, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Deed Instrument No. 20131031000430030.

APN: 14 8 27 4 009 004.000

Commonly known as: 227 Dunrobin Cove, Pelham, AL 35124

Purchase Price: \$492,000

\$442,800 of the purchase price above was paid by a purchase money mortgage loan that closed simultaneously.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above-described property does constitute part of the Grantors' homestead.

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PCL25MN0680DWAR01010103

TO HAVE AND TO HOLD unto the said Grantee, and Grantee's heirs and assigns forever. And Grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, Grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Fidelity Residential Solutions, Inc.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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PCL25MN0680DWAR01010203

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 26 day of July, 20 25.

GRANTOR:

Daniel Brett Anderson
DANIEL BRETT ANDERSON

Kathryn Amanda Anderson
KATHRYN AMANDA ANDERSON

STATE OF Alabama)
COUNTY OF Shelby)

I, Brittany Thomaston, a Notary Public in and for said County in said State, hereby certify that DANIEL BRETT ANDERSON and KATHRYN AMANDA ANDERSON whose name 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 executed the same voluntarily on the day the same bears date. Given under my hand this 26th day of July, 20 25.

Given under my hand this the 26th day of July, 20 25.

(NOTARY SEAL)

Brittany Thomaston
Notary Public
My commission expires: 05/18/2027

This instrument was prepared by:
Bill W. Pemerton, Esq
735 Broad Street, Suite 306
Chattanooga, TN 37402
Alabama Bar ID: PEM002



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Filed and Recorded PCL25MN0680DWAR01010303
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/22/2025 01:13:45 PM
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Ali S. Bayl

