

SEND TAX NOTICE TO:
Curtis Wilson Posey, III
913 6th Avenue Northwest
Alabaster, AL 35007

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brandon Kynard, a married man**, whose address is 131 22nd Street, Hueytown, AL 35023 and **Emaleigh Kynard, an unmarried woman**, whose address is 1140 Tribe Trail, Alabaster, AL 35007 (hereinafter "Grantor", whether one or more), by **Curtis Wilson Posey III**, whose address is 913 6th Avenue Northwest Alabaster AL 35007 (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 **Curtis Wilson Posey, III**, the following described real estate situated in Shelby County, Alabama, the address of which is **913 6th Avenue Northwest, Alabaster, AL 35007** to-wit:

Lot 37, according to the Survey of Hamiet, 6th Sector, as recorded in Map Book 9, Page 97, in the Probate Office of Shelby County, Alabama.

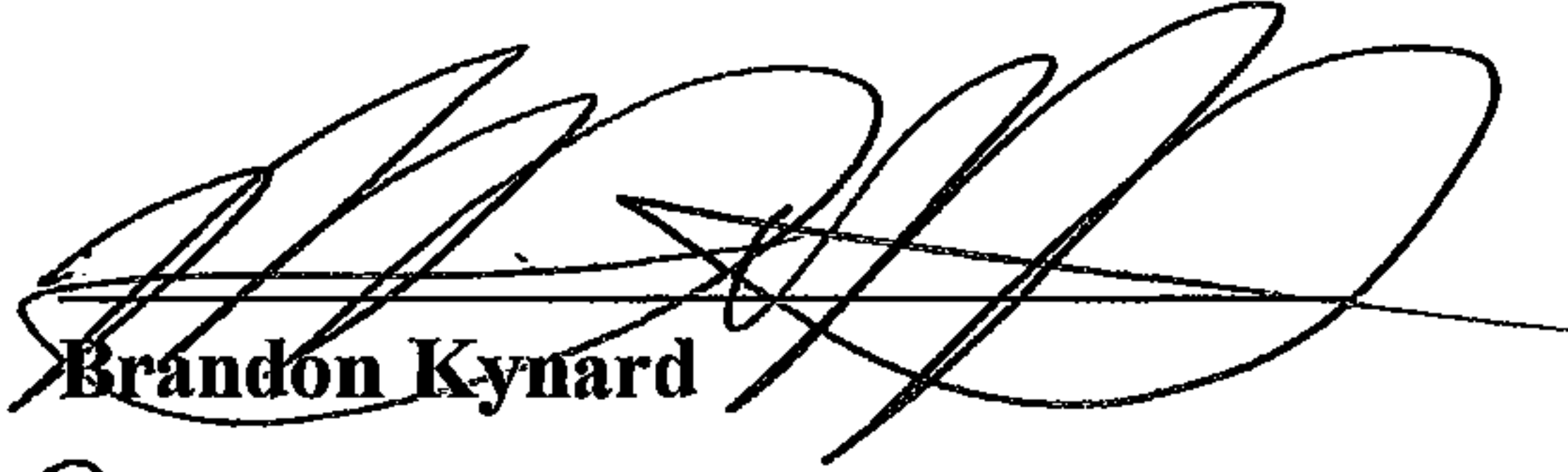
The subject property being conveyed does not constitute the homestead of the Grantor, Brandon Kynard, nor that of his respective spouse.

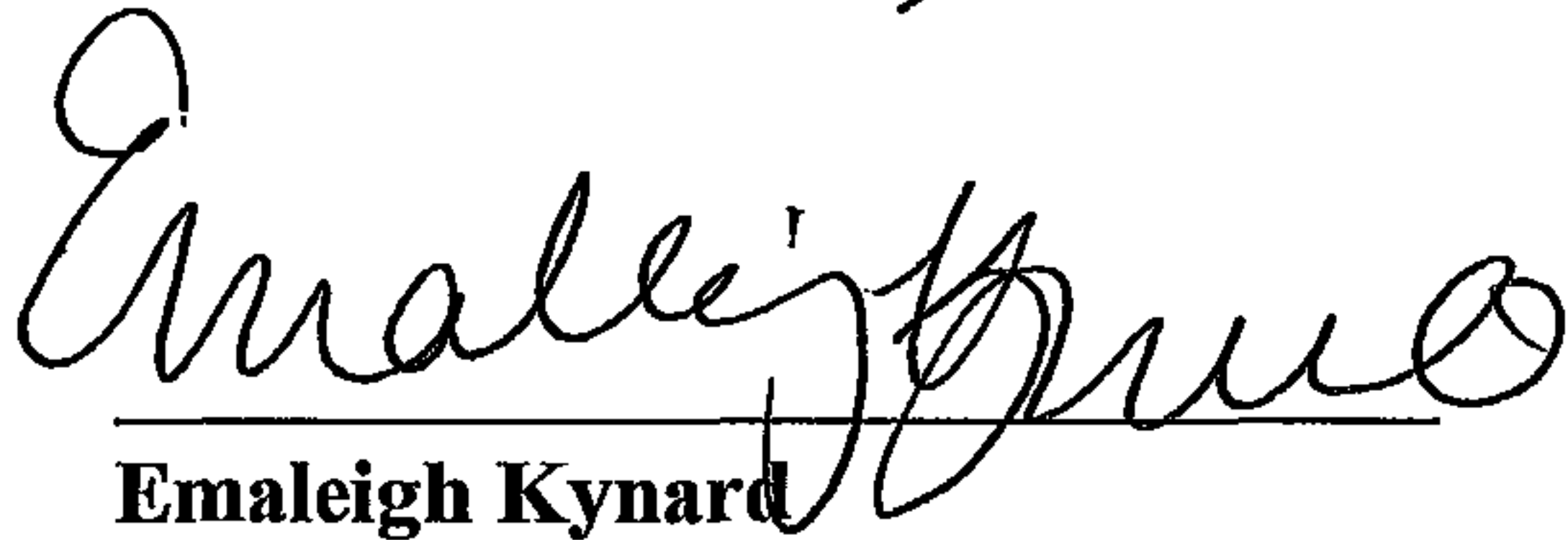
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$289,656.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4th day of September, 2025.


Brandon Kynard

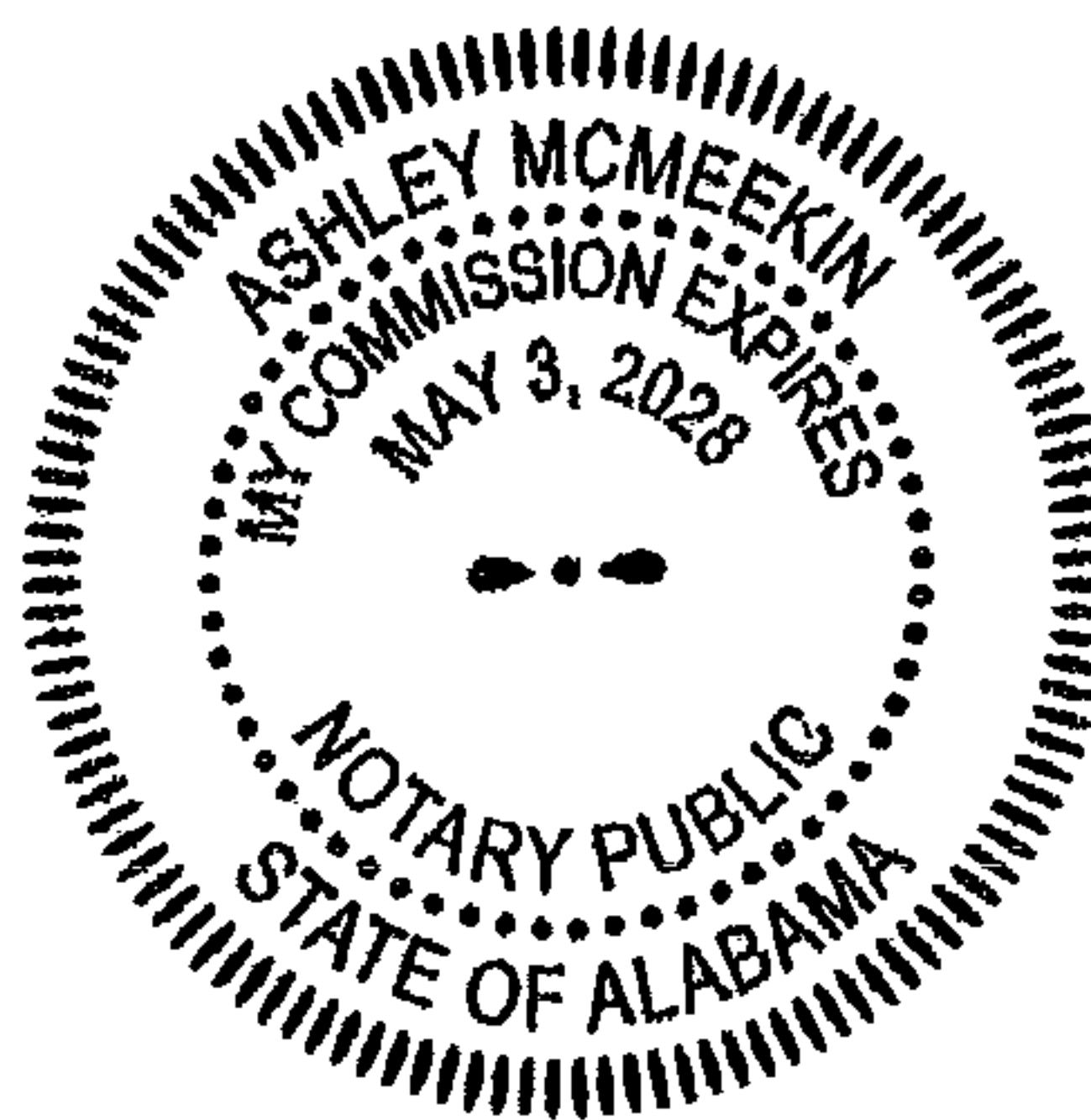

Emaleigh Kynard

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Brandon Kynard and Emaleigh Kynard, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of September, 2025.


Notary Public
Printed Name: Ashley McMeekin
My Commission Expires: May 3, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 08:16:15 AM
\$30.50 KELSEY
20250916000278360

