

20250922000290000 1/3 \$357.50
Shelby Cnty Judge of Probate, AL
09/22/2025 09:23:02 AM FILED/CERT

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY WITH INFORMATION PROVIDED BY GRANTORS

This instrument prepared by:
SCOZZARO LAW, LLC
600 Creekside Court, P.O. Box 548
Helena, AL 35080

SEND TAX NOTICE TO:
Jeffery Pybas and Carol Pybas, Co-Trustees of the JT and CL Pybas Family Trust
224 Beaver Trail
Pelham, AL 35124

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

Know All Men by these Presents, that for and in consideration of the sum of TEN DOLLARS and NO/100 (\$10.00), and other good and valuable consideration, provided to **Carol L. Pybas and Jeffery Todd Pybas**, wife and husband, (hereinafter called "Grantors"), the receipt whereof is hereby acknowledged, said Grantors GRANT, BARGAIN, TRANSFER, and CONVEY to **Jeffery Pybas and Carol Pybas, Co-Trustees of The JT and CL Pybas Family Trust**, (hereinafter called the "Grantee"), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 70, according to the Survey of Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT: A portion of Lot 70, Beaver Creek Preserve, Third Sector, as recorded in Map Book 27, Page 91, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Beginning at an existing iron rebar, being the locally accepted Northeast corner of said Northeast corner of Lot 70, run in a Southerly direction, along the East line of said Lot 70, for a distance of 97.0 feet to the Southeast corner of said lot; thence turn an angle to the right 90 degrees and run in a Westerly direction, along the South line of Lot 70, for a distance of 6.33 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 96 degrees 14 minutes 45 seconds and run in a Northerly direction for a distance of 37.57 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 4 degrees 05 minutes 29 seconds and run in a Northerly direction for a distance of 59.40 feet, more or less to the point of beginning.

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.

Address of Property: 224 Beaver Trail, Pelham, Alabama 35124.

Shelby County, AL 09/22/2025
State of Alabama
Deed Tax: \$329.50



20250922000290000 2/3 \$357.50
Shelby Cnty Judge of Probate, AL
09/22/2025 09:23:02 AM FILED/CERT

Source of Title: Instrument # 20220512000194300, dated 5/12/2022.

TO HAVE AND TO HOLD unto said Grantee, and its heirs, assigns and beneficiaries, forever.

AND said Grantors do for the Grantors and for their heirs, executors, and administrators covenant with said Grantee, its heirs and assigns, that the Grantors are lawfully seized in fee simple of said conveyance; that it is free from all encumbrances, unless other noted above; that Grantors have good right to convey the same aforesaid; that said Grantors will and Grantors' heirs, executors and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs, assigns and beneficiaries forever, against the lawful claims of all others.

IN WITNESS WHEREOF, we the undersigned Grantors have set our hands and seals on this the 9th day of September, 2025.

Carol L. Pybas
Grantor

Jeffery Todd Pybas
Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, Harry Emmanuel Scozzaro, Jr., a Notary Public in and for said County, in said State, hereby certify that, Carol L. Pybas and Jeffery Todd Pybas, 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 execute the same voluntarily on the day the same bears date.

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

NOTARY PUBLIC
My Commission Expires: 11/21/2026

