

Send Tax Notice to:  
Tatum Kiouisis

29 Monte Tierra Trail  
Alabaster AL 35007

This Instrument Prepared By:  
Robert McNearney  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

File: BHM-25-10060

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 (\$219,900.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Tyra Sturgis and Brad Sturgis, a married couple (herein referred to as "Grantor," whether one or more)**, whose mailing address is

11133 Shady Trail, Unit 507, Dallas, TX 75229

by **Tatum Kiouisis (herein referred to as "Grantee")**, whose mailing address is

29 Monte Tierra Trail, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **29 Monte Tierra Trail, Alabaster, AL 35007**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.


**\$153,930.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**


TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

Poor Quality

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 31 day of OCTOBER, 2025


  
\_\_\_\_\_  
Tyra Sturgis

  
\_\_\_\_\_  
Brad Sturgis

~~IN~~ STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned Notary Public in and for said County and State, hereby certify that Tyra Sturgis and Brad Sturgis whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of October, 2025.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: Indef

CID John James, JAGC, U.S. Navy  
Federal Notary, Under Authority of 10 U.S.C. § 1044a  
Office of the Judge Advocate General of the Navy  
Commission Expires: Indefinite

\_\_\_\_\_  
WITHIN THE UNITED STATES ARMED  
FORCES AT YOKOSUKA, JAPAN SS.

**EXHIBIT A**

Property 1:

Lot 29, according to the Survey of Monte Tierra, as recorded in Map Book 5, Page 114, in the Office of the Judge of Probate of Shelby County, Alabama.



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/05/2025 12:38:14 PM**  
**\$94.00 BRITTANI**  
**20251105000339880**  
General Warranty Deed - Individual (AL)

*Allie S. Bayl*