



20260209000037150 1/4 \$547.00  
 Shelby Cnty Judge of Probate, AL  
 02/09/2026 01:42:07 PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:  
 Kathy L Brewer, 1101 Haven Rd, Birmingham,  
 AL 35242

SEND TAX NOTICE TO:  
 Kathy L Brewer, 1101 Haven Rd,  
 Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA  
 COUNTY OF Shelby  
 DATE: February 9, 2026

KNOW ALL PERSONS BY THESE PRESENTS THAT:

20041220000692570 Pg1/2 155.50

Shelby Cnty Judge of Probate, AL

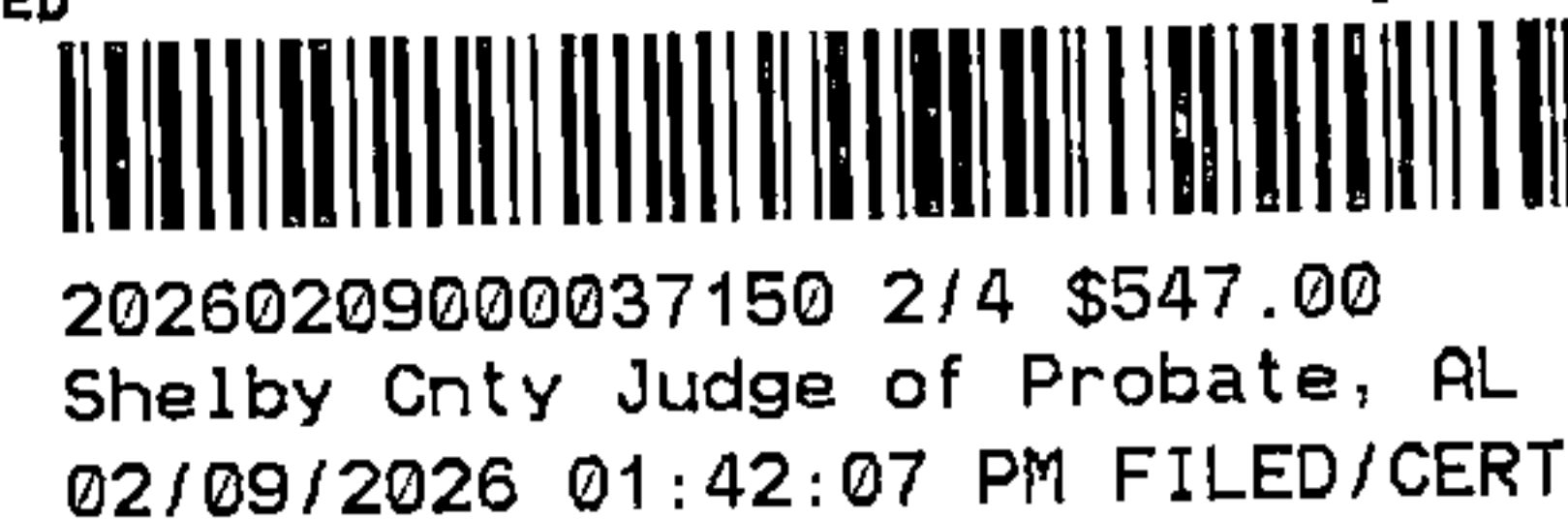
12/20/2004 13:19:00 FILED/CERTIFIED

For and in consideration of the sum of \$10.00, the receipt of which is hereby acknowledged, the undersigned Kathy L Brewer, not married, of 1101 Haven Rd, Birmingham, AL 35242, (the "Grantor"), hereby remises, releases, grants, sells, and conveys, with general warranty covenants, ~~unto Kathy L Brewer, not married, of 1101 Haven Rd, Birmingham, AL 35242, and~~ <sup>KLB</sup> Kathy Brewer, Ryan Brewer and Katie Brewer as trustees of The Kathy Brewer Revocable Living Trust, dated December 5, 2025, (collectively the "Grantee"), all of the Grantor's right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama:

Lot 49, The Haven at Greystone, 1st sector, parcel 03 6 14 3 004 028.000.

Shelby County, AL 02/09/2026  
 State of Alabama  
 Deed Tax: \$514.00

EXHIBIT "A"



Lot 49, according to the Survey of The Haven at Greystone, 1st Sector, as recorded in Map Book 31, page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Easement(s) as shown by recorded Map; (3) Sinkhole prone areas as shown by recorded map. Said map recorded in Map Book 31, page 47, in the Probate Office of Shelby County, Alabama; (4) Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and limitations recorded in Deed Book 121, page 294, Deed Book 243, page 828 and Real 261, page 494, in the Probate Office of Shelby County, Alabama; (5) Covenants and agreement for water service recorded in Real 235, page 574, in the Probate Office of Shelby County, Alabama; (6) Declaration of Watershed Protective Covenants appearing of record in Instrument 2000-17644 and assignment and assumption recorded in Instrument 2000-20625, in the Probate Office of Shelby County, Alabama; (7) Mineral and mining rights and rights incident thereto, release of damages, reservations, restrictions and limitations recorded in Instrument 20021003000479590, in the Probate Office of Shelby County, Alabama; (8) Declaration of Protective Covenants appearing of record in Shelby Instrument 1999-50995, re-recorded in Birmingham Instrument 200303/2094, First amendment recorded in Shelby Instrument 2000-4911, re-recorded in Birmingham Instrument 200303/2096, Second Amendment recorded in Shelby Instrument 2000-34390, re-recorded in Birmingham Instrument 200303/2098, Third Amendment recorded in Shelby Instrument 2000-40197, re-recorded in Birmingham Instrument 200303/2099, Fourth Amendment recorded in Shelby Instrument 2001-16407, re-recorded in Birmingham Instrument 200303/2101, Fifth Amendment recorded in Shelby Instrument 2001-48193, re-recorded in Birmingham Instrument 200303/2102, Sixth Amendment recorded in Shelby Instrument 20020823000401390, re-recorded in Birmingham Instrument 200303/2103, Seventh Amendment recorded in Shelby Instrument 20021003000479580, re-recorded in Birmingham Instrument 200303/2104, Eighth Amendment recorded in Shelby Instrument 20030220000107790, re-recorded in Birmingham Instrument 200303/2105, Ninth Amendment recorded in Instrument 20030424000253400, Tenth Amendment recorded in Instrument 20030507000283000, Eleventh Amendment recorded in Instrument 20031023000711510, Twelfth Amendment recorded in Instrument 20031105000735500, in the Probate Office of Shelby County, Alabama; (9) Ground lease recorded in Real 355, page 880; amended by Instrument 1992-4726; further amended by Instrument 1993-3119 and last amended by Instrument 1999-12257, in the Probate Office of Shelby County, Alabama; (10) Easement for Alabama Power recorded in Real 133, page 551, Deed Book 246, page 848 and Real 142, page 188, in the Probate Office of Shelby County, Alabama; (11) Reciprocal Easement Agreement recorded in Instrument 2001-38396, in the Probate Office of Shelby County, Alabama; (12) Restriction as shown on Map Book 31, page 47, and Map Book 32, page 96 A & B, in the Probate Office of Shelby County, Alabama.

\$160,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.



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TO HAVE AND TO HOLD to the said Grantee and Grantee's heirs and assigns forever.

And the Grantor does, on behalf of itself and the Grantor's heirs, executors, and administrators covenant with the said Grantee and the Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of the said premises; that the premises are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the premises as aforesaid; that the Grantor and the Grantor's heirs, executors and administrators shall warrant and defend the premises to the said Grantees, their heirs and assigns forever, against all lawful claims whatsoever.

Pursuant to the provisions of Ala. Code 40-22-1 (1975) the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Kathy L. Brewer  
1101 Haven Road  
Birmingham, AL 35242

Grantee's Name and Mailing Address:

Kathy L Brewer  
1101 Haven Road  
Birmingham, AL 35242

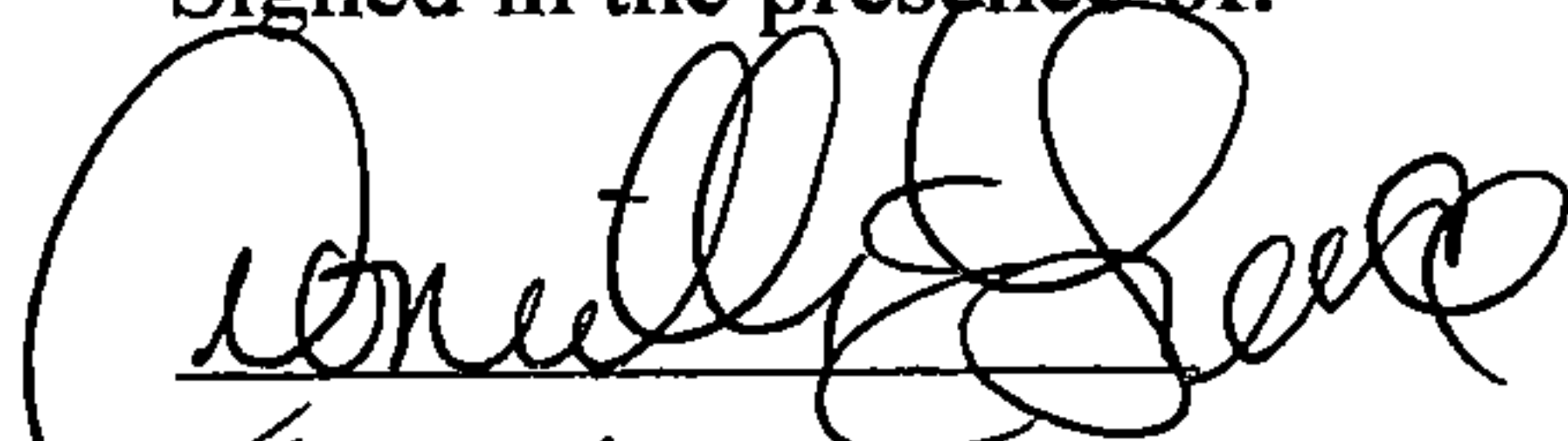
Property Address: 1101 Haven Road Birmingham, AL 35242

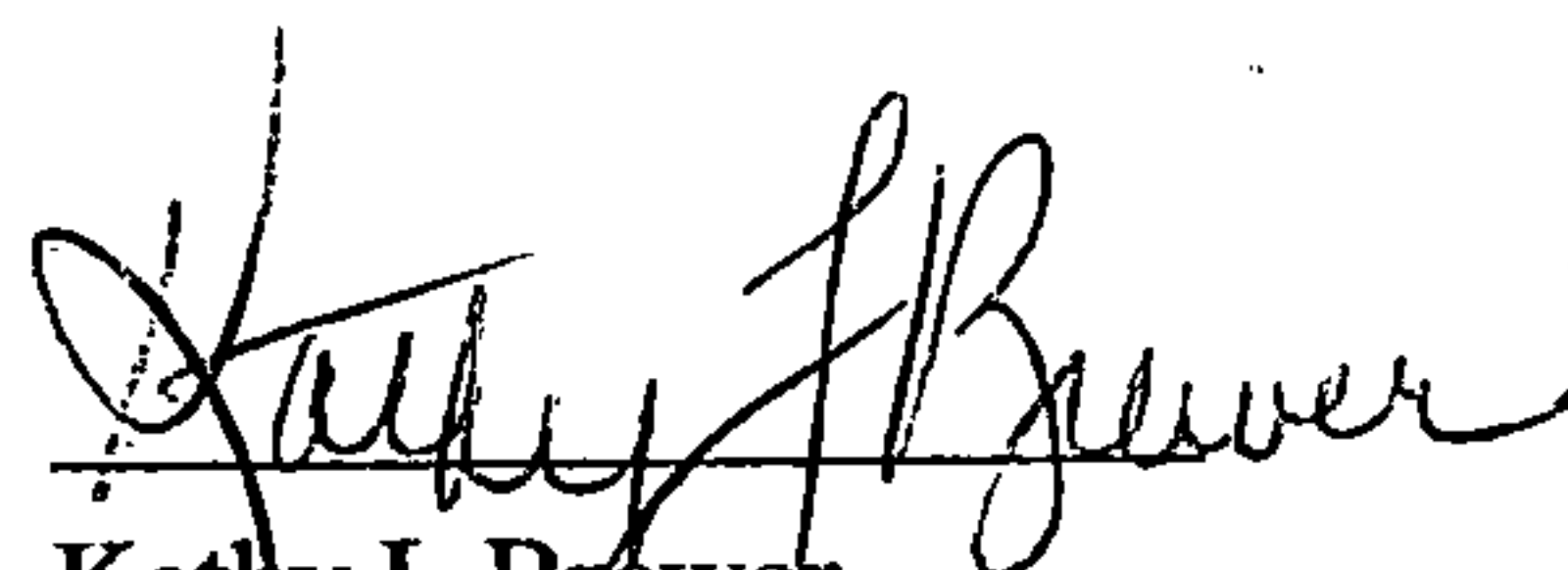
Tax Assessor Value: \$: 513,700

The Tax Assessor Value of the Property can be verified by the Tax Assessor.

**IN WITNESS WHEREOF** the Grantor has signed and sealed this Warranty Deed the day and year above written.

Signed in the presence of:

  
Witness signature

  
Kathy L Brewer

\_\_\_\_\_  
Witness name



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**Grantor Acknowledgement**

STATE OF ALABAMA

COUNTY OF Jefferson

I Maria Raven Wilmas, a Notary Public in and for said County and State, hereby certify that Kathy L Brewer, having signed this Warranty Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Warranty Deed voluntarily and with lawful authority.

Given under my hand this 17 day of December, 2025.

Maria Raven Wilmas  
Notary Public for the State of Alabama

My commission expires: 9-25-2027

