



20260224000051970 1/2 \$74.50  
Shelby Cnty Judge of Probate, AL  
02/24/2026 10:45:24 AM FILED/CERT

**Property Address:**  
110 Rolling Meadows Ln  
Vincent, AL 35178

**Grantee's Address:**  
437 Smith Avenue  
Sylacauga, AL  
35150

## WARRANTY DEED

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED FIFTEEN AND NO/100 DOLLARS (\$215,000.00), and other good and valuable consideration in hand paid to **Brandon W. Kohl and Jennifer Kohl**, a married couple with an address of *110 Rolling Meadows Lane, Vincent, AL 35178* (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **Hunter A. Byrd**, a single man with an address of *437 Smith Avenue, Sylacauga, AL 35150* (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Rolling Meadow Estates, as recorded in Map Book 26, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 23rd day of February, 2026

Shelby County, AL 02/24/2026  
State of Alabama  
Deed Tax: \$49.50



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*Brandon W. Kohl*

Brandon W. Kohl

*Jennifer Kohl*

Jennifer Kohl

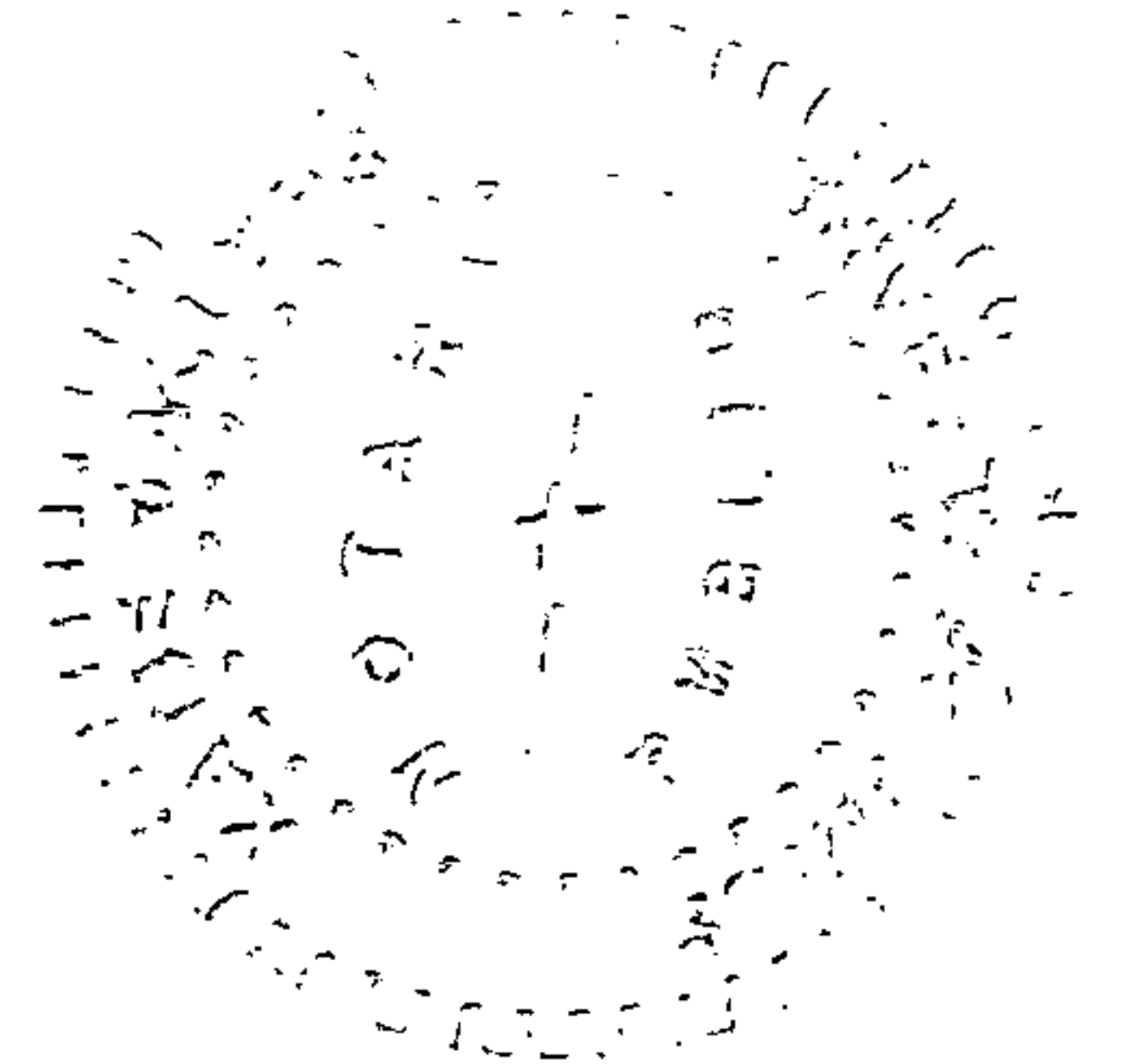
STATE OF ALABAMA  
COUNTY OF TALLADEGA

I, the undersigned Notary Public in and for said County and State, hereby certify that Brandon W. Kohl and Jennifer Kohl 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 23rd day of February, 2026.

*Katie Gallups*  
Notary Public  
My Commission Expires: 10/28/28

KATIE GALLUPS  
NOTARY PUBLIC  
STATE OF ALABAMA



Prepared by:  
Benjamin Robbins  
Attorney at Law  
527 N Broadway Avenue  
Sylacauga, AL 35150