

THIS INSTRUMENT WAS PREPARED BY:
Whit Whitfield
Top Tier Title, LLC
600 Beacon Pkwy W, Ste 450
Birmingham, Alabama 35209

SEND TAX NOTICE:
Mark and Deborah Aderholt
2058 Eagle Valley Drive
Birmingham, AL 35242

Value \$525,000.00

WARRANTY DEED

STATE OF ALABAMA)
 :
JEFFERSON COUNTY)

Know All Men By These Presents, that in consideration of TEN DOLLARS and no/100 (\$10) **the amount of which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **DEBORAH S. ADERHOLT, a married woman, whose address is: 2058 Eagle Valley Drive, Birmingham, AL 35242** (herein referred to as "Grantor"), by **DEBORAH S. ADERHOLT AND MARK ADERHOLT** (herein referred to as "Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, convey unto the Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, the address of which is 2058 Eagle Valley Drive, Birmingham, AL 35242 to-wit:

Lot 115, according to the Survey of Eagle Point, 15th Sector, as recorded in Map Book 26 page 35 in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record and matters of title reflected in the title insurance binder accepted by Grantees at closing.

Mineral and Mining rights excepted.

This document was prepared by Whit Whitfield as Scrivener only. Whit Whitfield makes no representation as to the sufficiency or status of title for the above-described property.

It being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and if such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple for said premises; that they are

free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

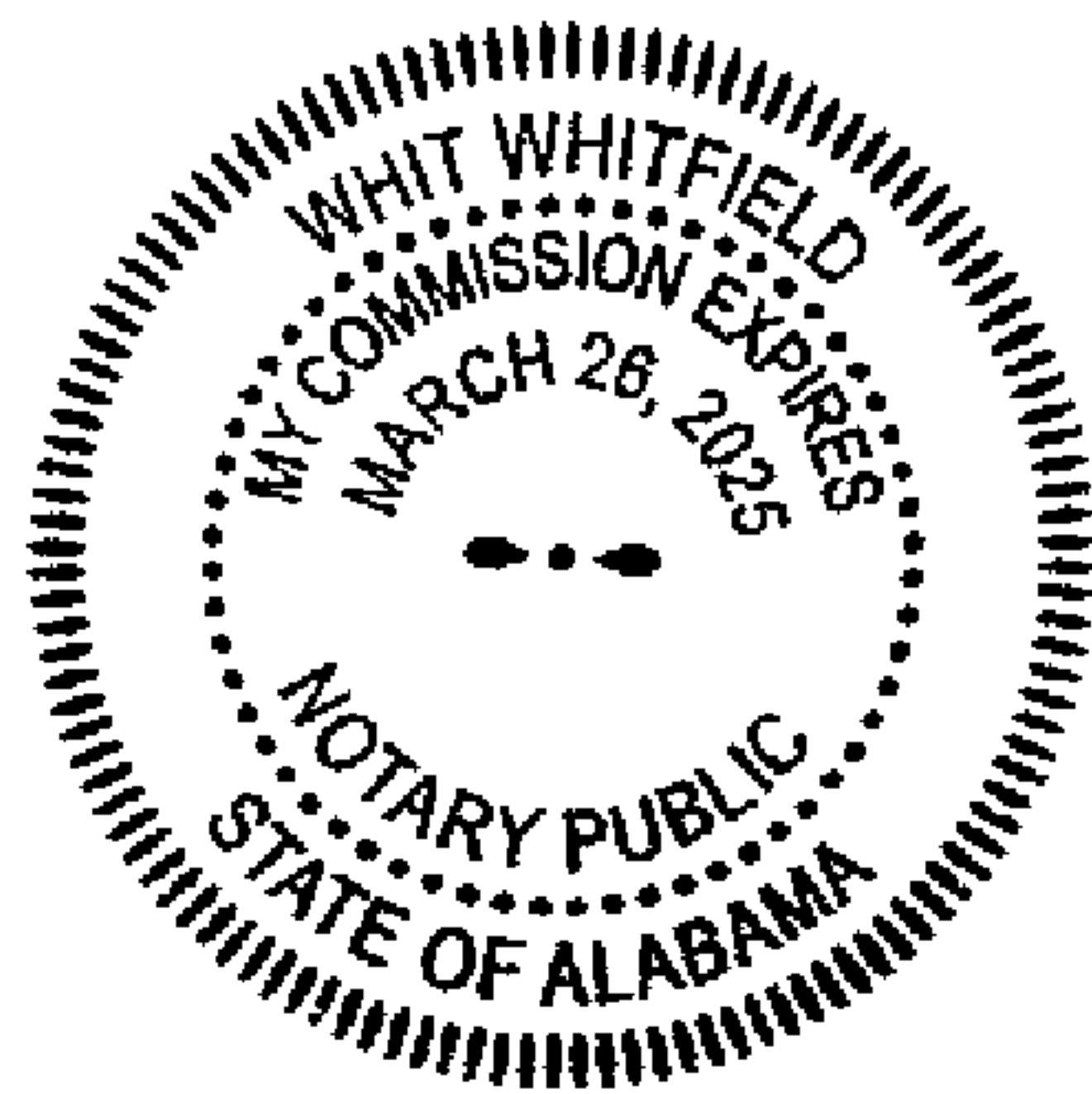
In Witness Whereof, I have hereunto set my hand and seal this 3 day of November, 2022.

Deborah S. Adersholt
DEBORAH S. ADERHOLT

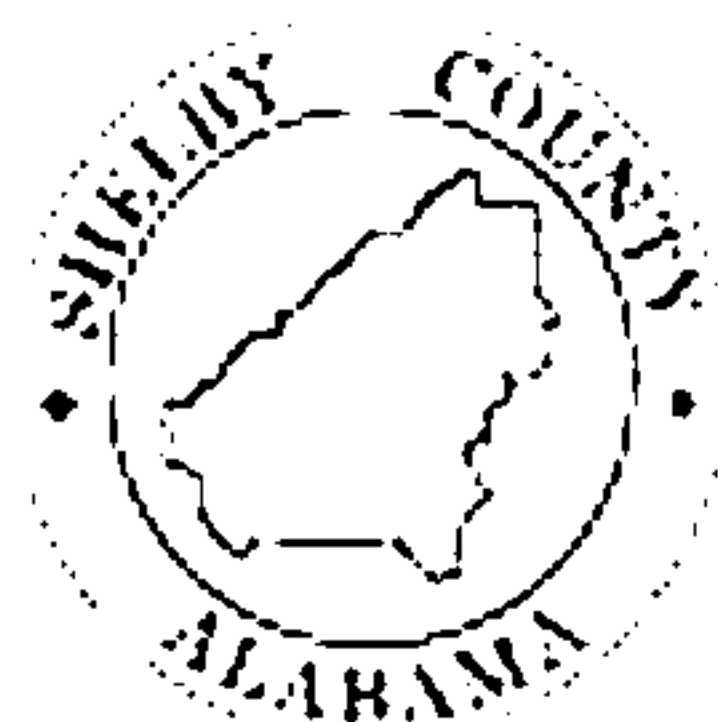
STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that **DEBORAH S. ADERHOLT**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he/she executed the same voluntarily and as his/her act on the day the same bears date.

Given under my hand and seal of office this 3 day of November, 2022.



[Signature]
Notary Public
My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/03/2022 11:12:03 AM
\$550.00 JOANN
20221103000412110

Allie S. Bayl