

Send tax notice to: Michael A. DiLaura, 444 Foothills Parkway, Chelsea, Al. 35043

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred eighty thousand and no /100 (\$280,000.00) Dollars, the amount of which can be verified in the Sales Contract between the parties hereto,** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Kevin Ulch as Conservator in the Matter of the Estate of Shirley Sue Hammond, an incapacitated person in need of protection, Shelby County Probate Court Case No. PR-2020-000993, whose mailing address is:**

1025 Montgomery Hwy Ste 202, Vestavia Hills AL 35216 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Michael A. DiLaura and Claire B. DiLaura, whose mailing address is:  
444 Foothills Parkway, Chelsea, Al. 35043**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, the address of which is: 444 Foothills Parkway, Chelsea, Al. 35043 to-wit

Lot 48, according to the subdivision plat of Foothills Point, recorded in Map Book 32, Page 33 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$ 252,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Donald B. Hammond, one of the Grantees in Deed recorded on October 2, 2015 in Inst. 20151002000345060, passed this life on or about October 25, 2020.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 we have hereunto set our hands(s) and seal(s) this 24<sup>th</sup> day of June, 2021.



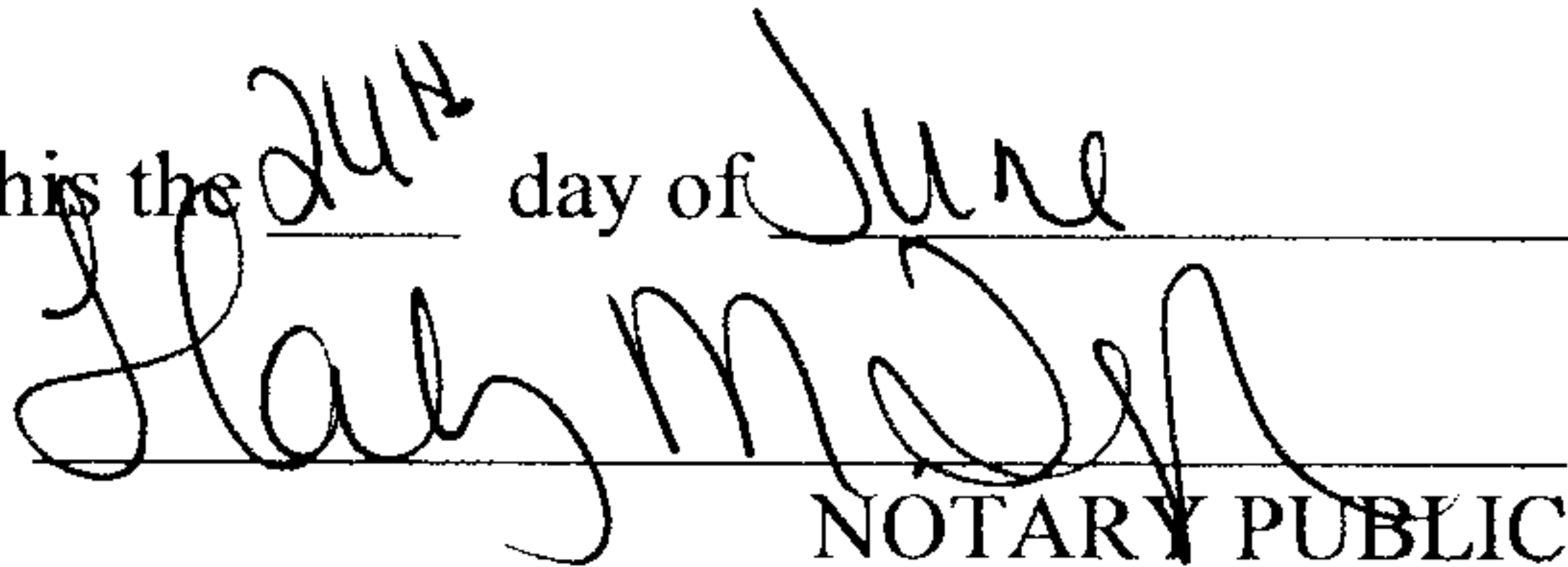
(Seal)

KEVIN ULCH AS CONSERVATOR IN THE MATTER OF THE ESTATE OF SHIRLEY SUE HAMMOND, AN INCAPACITATED PERSON IN NEED OF PROTECTION, SHELBY COUNTY PROBATE COURT CASE NO. PR-2020-000993

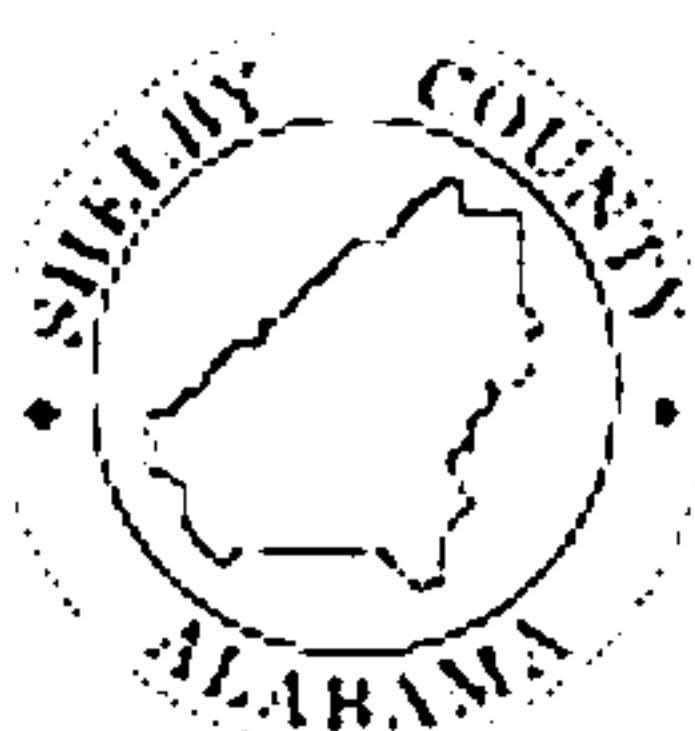
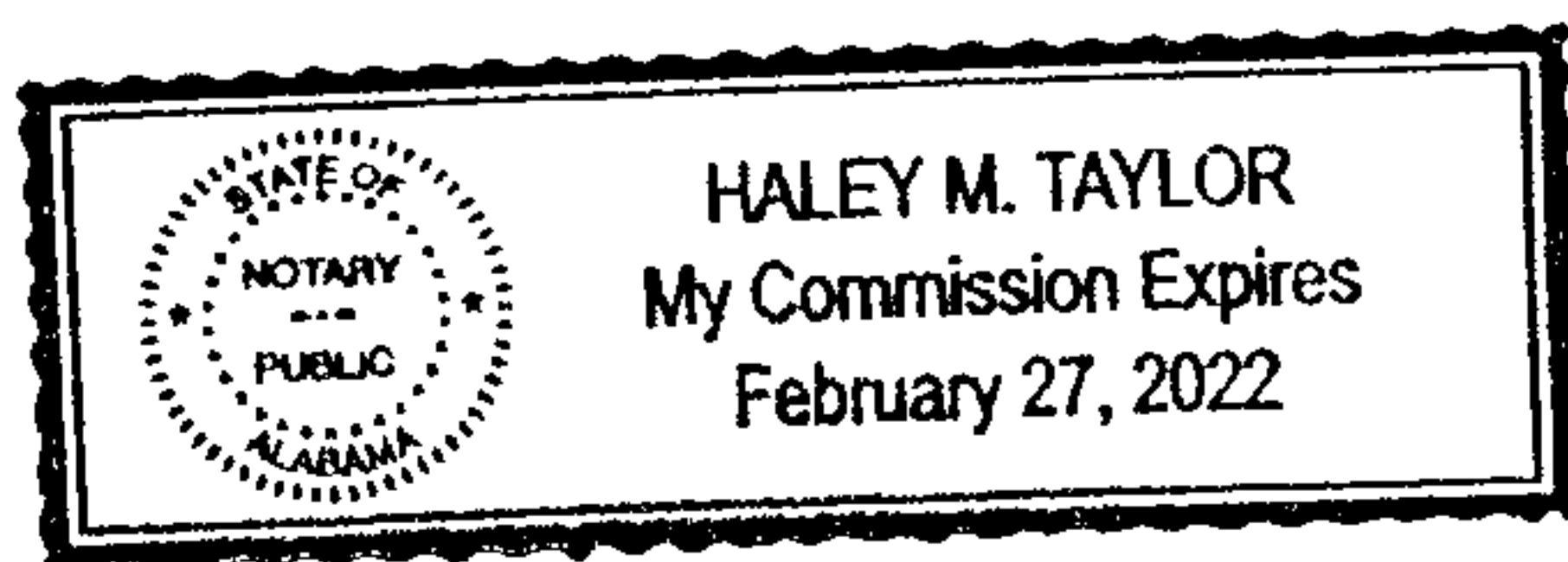
State of ALABAMA  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin Ulch as Conservator in the Matter of the Estate of Shirley Sue Hammond, an incapacitated person in need of protection, Shelby County Probate Court Case No. PR-2020-000993 whose name is 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 he in his capacity as Conservator in the Matter of the Estate of Shirley Sue Hammond executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24<sup>th</sup> day of June, 2021

  
NOTARY PUBLIC

My commission expires:



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/24/2021 02:49:27 PM  
\$53.00 JOANN  
20210624000308350

*Alvin S. Boyd*