

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Seth Michael Kelosky
Sharon G. Etheridge
Abigail Trammell
7515 Spencer Lane
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Four Thousand Dollars and No Cents (\$174,000.00)** 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

Geraldine H. Garove, an unmarried woman, whose mailing address is:

7515 Spencer Lane Helena AL 35080

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Seth Michael Kelosky, Sharon G. Etheridge, and Abigail Trammell, whose mailing address is:

6028 Westvale Cir., Helena, AL 35080

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 7515 Spencer Lane, Helena, AL 35080 to-wit:

Lot 8-A, according to a Resurvey of Lots 7-26, Wyndham Townhomes, as recorded in Map Book 24, Page 15, in the Probate Office of Shelby County, Alabama.

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

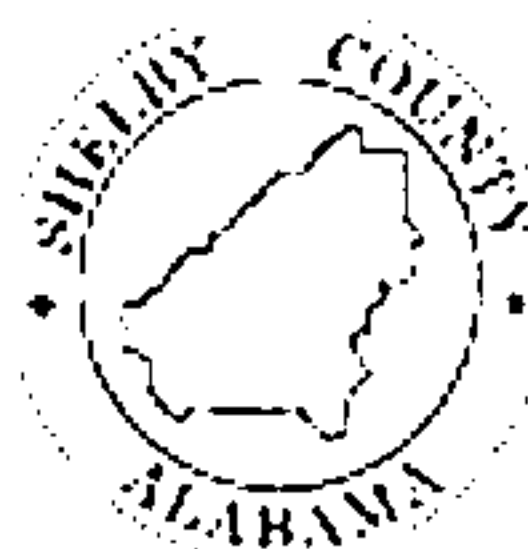
\$170,848.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 4th day of March, 2022


Geraldine H. Garove by Robert Alan Garove, as
Agent



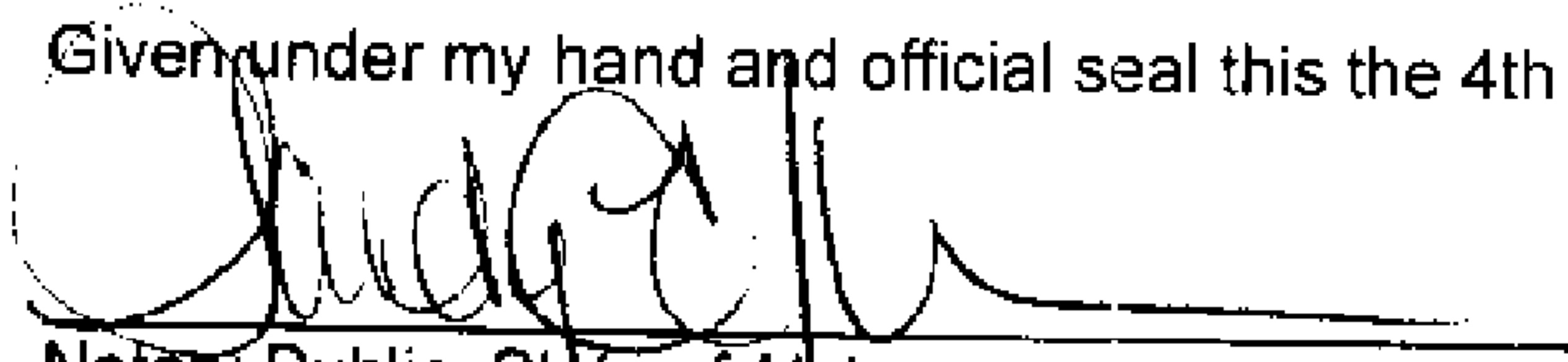
State of Alabama
County of Shelby

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 03:17:51 PM
\$26.50 CHARITY
20220304000093190

Allen S. Bayl

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Alan Garove, ~~Attorney in Fact~~ ^{Agent} for Geraldine H. Garove, 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, as such with full authority, executed the same voluntarily on said bears date.

Given under my hand and official seal this the 4th day of March, 2022.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Nptary
My Commission Expires: January 22, 2023

