

Send tax notice to: Wanda Doreen Ford, 436 Milgray Lane, Calera, Al. 35040

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 **Three hundred twenty-four thousand five hundred and no/100 (\$324,500.00) 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

Sharon Aderhold, individually and an unmarried woman and Personal Representative of the Estate of Wallace Waldrop, Shelby County Probate Case No. PR-2021-000907, whose mailing address is:

7013 Rowan Road, Leeds, AL 35094 and

Rodney Waldrop, a married man, and beneficiary, whose mailing address is:

✓ 1450 N. WILKIE ST. HENRIETTA TX 76365 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Wanda Doreen Ford and Marc Anthony Ford, whose mailing address is:
436 Milgray Lane, Calera, Al. 35040

(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 436 Milgray Lane, Calera, Al. 35040 , to-wit

Lot 26, according to the Survey of Southern Hills, Sector 6, Phase 2, as recorded in Map Book 18, Page 79, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$279,303.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Grantor Rodney Waldrop is a married man, however the property herein is not his homestead or that of his spouse.

Iris C. Waldrop is deceased , having died on May 16, 2014

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 30 day of MARCH, 2022.

X Rodney Waldrop (Seal)
RODNEY WALDROP

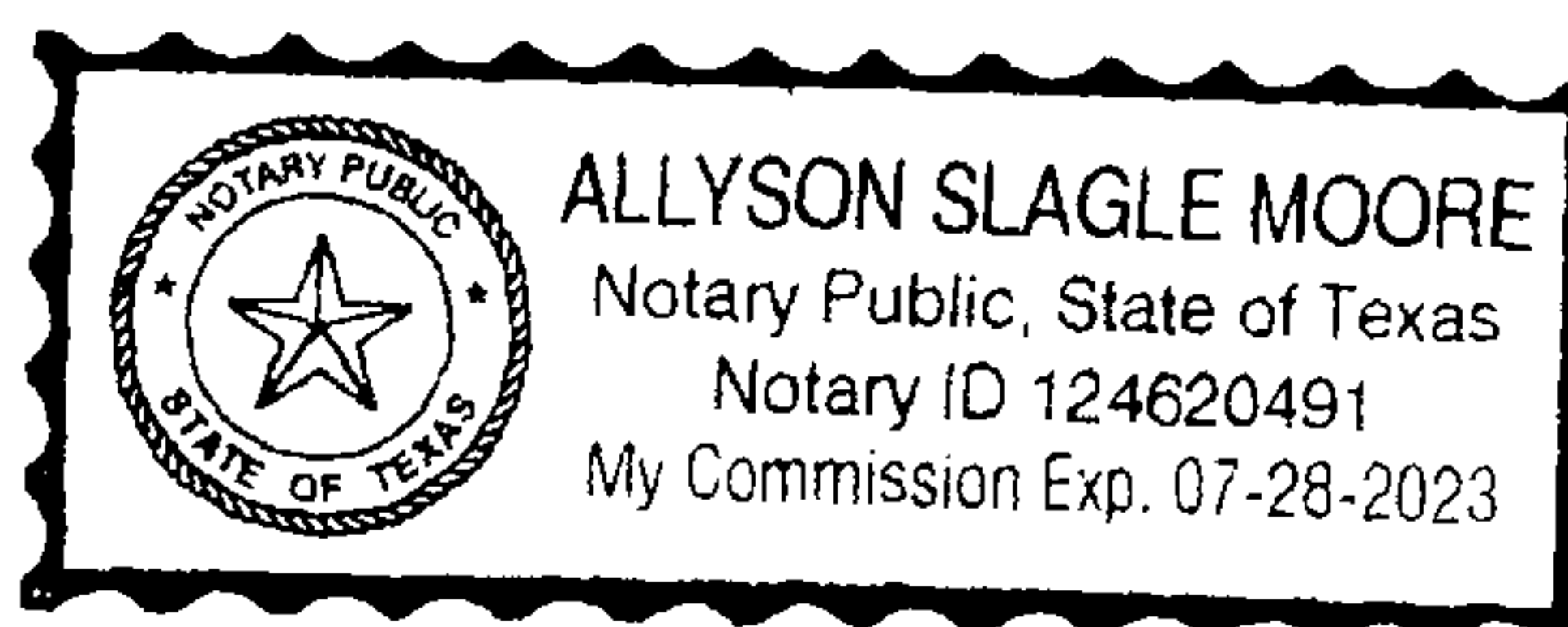
✓ STATE OF Texas
✓ COUNTY OF Clay

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rodney Waldrop, a married man, 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, she executed the same voluntarily on the day the same bears date.

✓ Given under my hand and official seal this the 30th day of March, 2022.

✓ Allyson Slagle Moore
NOTARY PUBLIC

✓ My commission expires:



 (Seal)

SHARON ADERHOLD, INDIVIDUALLY AND AS
PERSONAL REPRESENTATIVE OF THE ESTATE OF
WALLACE WALDROP, SHELBY COUNTY PROBATE
CASE NO. PR-2021-000907

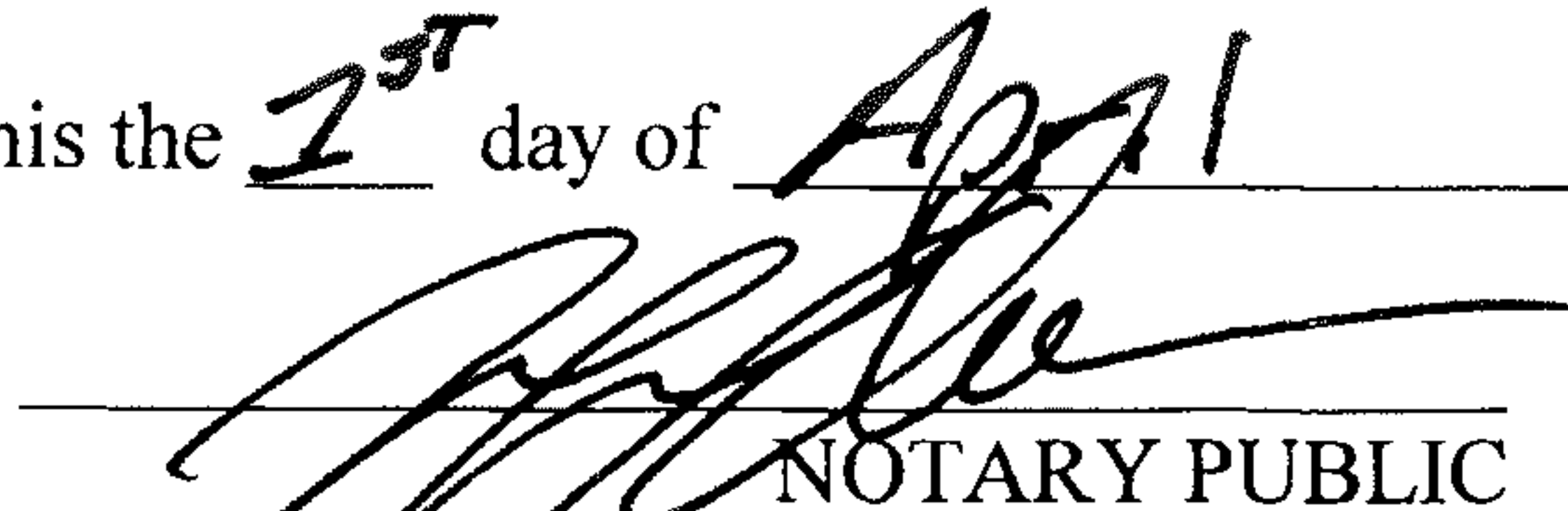
State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sharon Aderhold, individually and an unmarried woman and as Personal Representative of the Estate of Wallace Waldrop, Shelby County Probate Court Case No. PR-2021-000907 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 she in her capacity as Personal Representative of the Estate of Wallace Waldrop executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 2022.

My commission expires:

3/15/25


NOTARY PUBLIC



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2022 02:42:01 PM
\$75.50 CHARITY
20220407000144260

Allie S. Bayl