

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 222526

Send Tax Notice To: Otis Loyd Potter Jr
Willa Dean Potter
112 White Cottage Rd.
Helena, AL 35080

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Sixty Thousand Dollars and No Cents (\$360,000.00)**, 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, **Janet S. Nottrodt, a married person, as Trustee and Beneficiary of the White Cottage Trust dated October 10, 2014 and Cynthia Victor, a single person, as Beneficiary of the White Cottage Trust dated October 10, 2014** whose mailing address is 2536 Marcal Rd. Birmingham 35244 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Otis Loyd Potter Jr and Willa Dean Potter, whose mailing address is 112 White Cottage Rd., Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 112 White Cottage Rd., Helena, AL 35080**; to wit;

Lot 323, according to the survey of Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A & B, in the Probate Office of Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject property is not the homestead of said Grantor, Janet S. Nottrodt, and is not the homestead of Grantor's spouse.

\$342,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of June, 2022.


Janet S. Nottrodt, Trustee


Cynthia Victor

State of Alabama

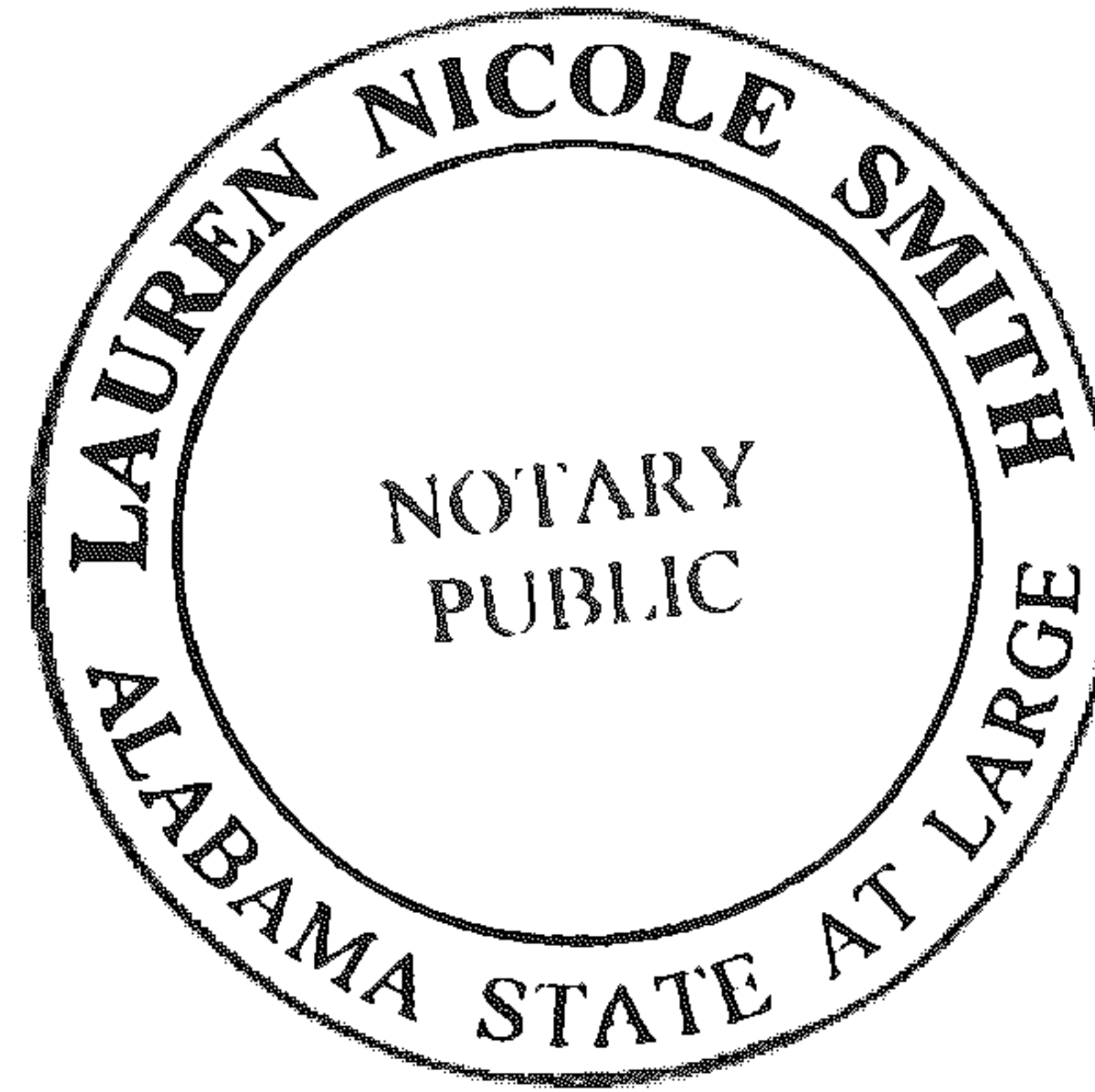
County of Jefferson

I, Lauren Nicole Smith, a Notary Public in and for the said County in said State, hereby certify that Janet S. Nottrodt, Trustee and Cynthia Victor, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 27th day of June, 2022.

Lauren Nicole Smith
Notary Public, State of Alabama

My Commission Expires: 2/1/24



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2022 02:33:38 PM
\$45.00 BRITTANI
20220629000259670

Allen S. Bayl