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DEEDS 1/2

**WARRANTY DEED WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA      )  
COUNTY OF SHELBY      )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Seven Hundred Sixty-Five Thousand and No/100 Dollars (\$765,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Rodger J. Radeck and Roberta J. Radeck, a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Karen Lynn Huffman and Lee House** (herein referred to as grantee) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

**Lot 44, according to the Survey of Maple Ridge, as recorded in Map Book 37, Page 87, in the Office of the Judge of Probate of Shelby County, Alabama.**

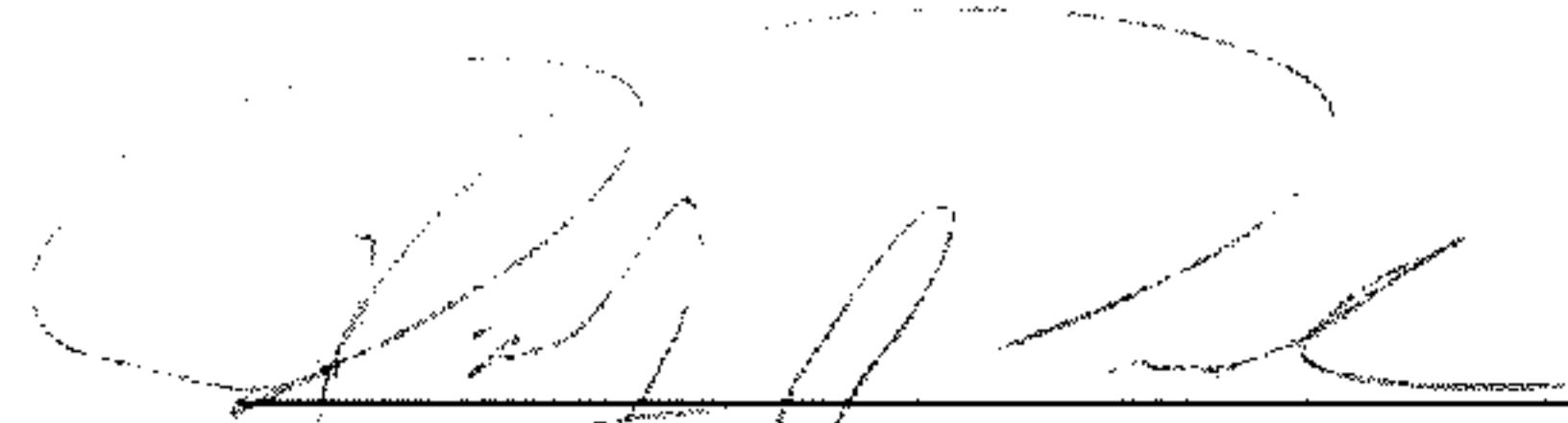
For ad valorem tax purposes only, the address to the above-described property is 313 Logos Trace, Alabaster, AL 35007.

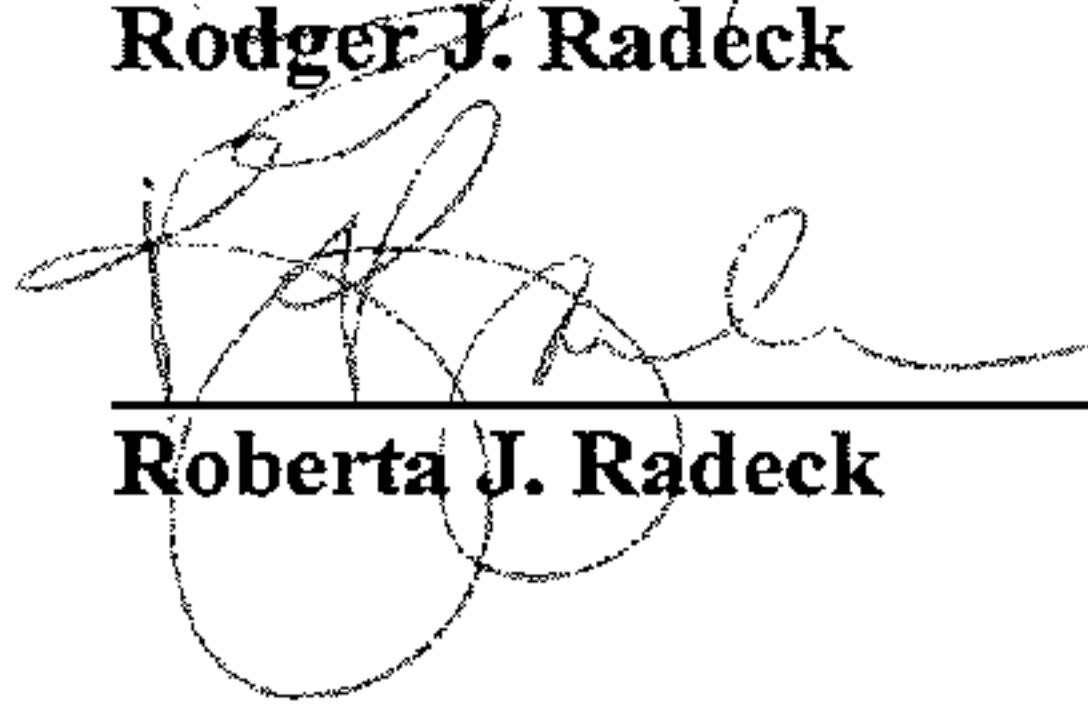
This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

**TO HAVE AND TO HOLD** to the said GRANTEE(S) 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 to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEE(S), their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 30<sup>th</sup> day of June, 2022.

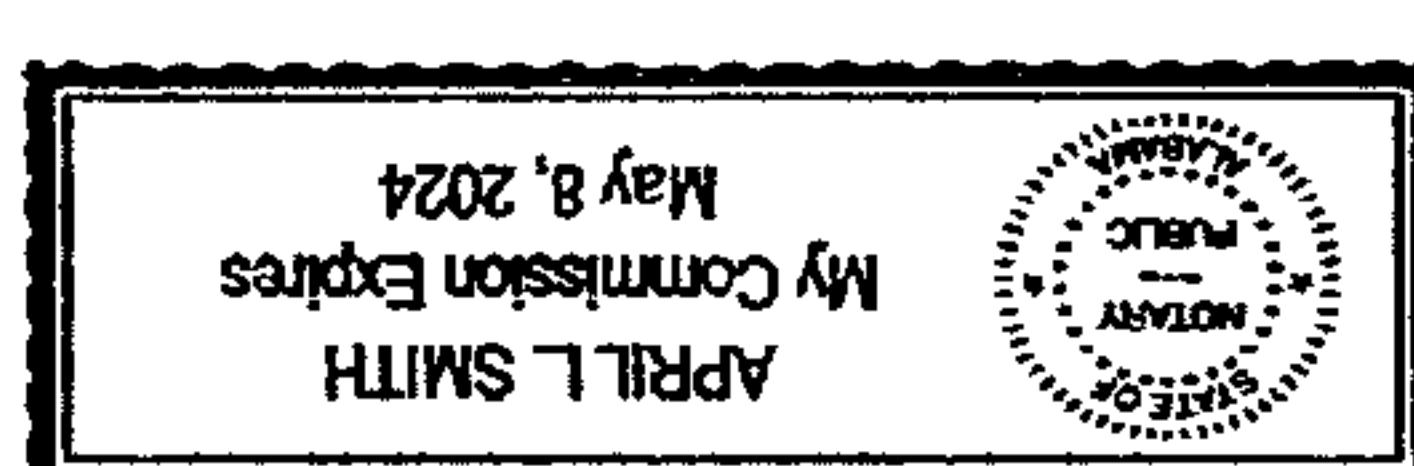
  
Rodger J. Radeck

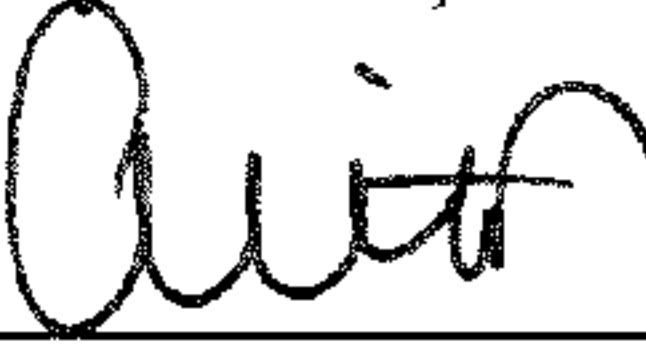
  
Roberta J. Radeck

STATE OF ALABAMA      )  
COUNTY OF JEFFERSON      )

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Rodger J. Radeck and Roberta J. Radeck**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 30<sup>th</sup> day of June, 2022.



  
NOTARY PUBLIC  
My Commission Expires: 5/8/24

THIS INSTRUMENT PREPARED BY:  
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:  
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

