

Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to:
Katrina Y. Tudisco & Charles J. Tudisco
4029 Water Willow Lane
Birmingham, AL 35243

STATE OF ALABAMA)
COUNTY OF SHELBY)
) **JOINT WITH RIGHT OF SURVIVORSHIP**
) **WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED SEVENTY-ONE THOUSAND THREE HUNDRED TWENTY-SEVEN AND NO/100 DOLLARS (\$571,327.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **ALEXANDER LETHBRIDGE, an unmarried man, and OLENA EATON, an unmarried woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **KATRINA Y. TUDISCO and CHARLES J. TUDISCO** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 3014, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13, Page 88 A & B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$571,327.00 of the above-recited consideration is being paid in cash.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said Grantor, ALEXANDER LETHBRIDGE, has hereunto set his hand and seal this the 9 day of February, 2023.


ALEXANDER LETHBRIDGE

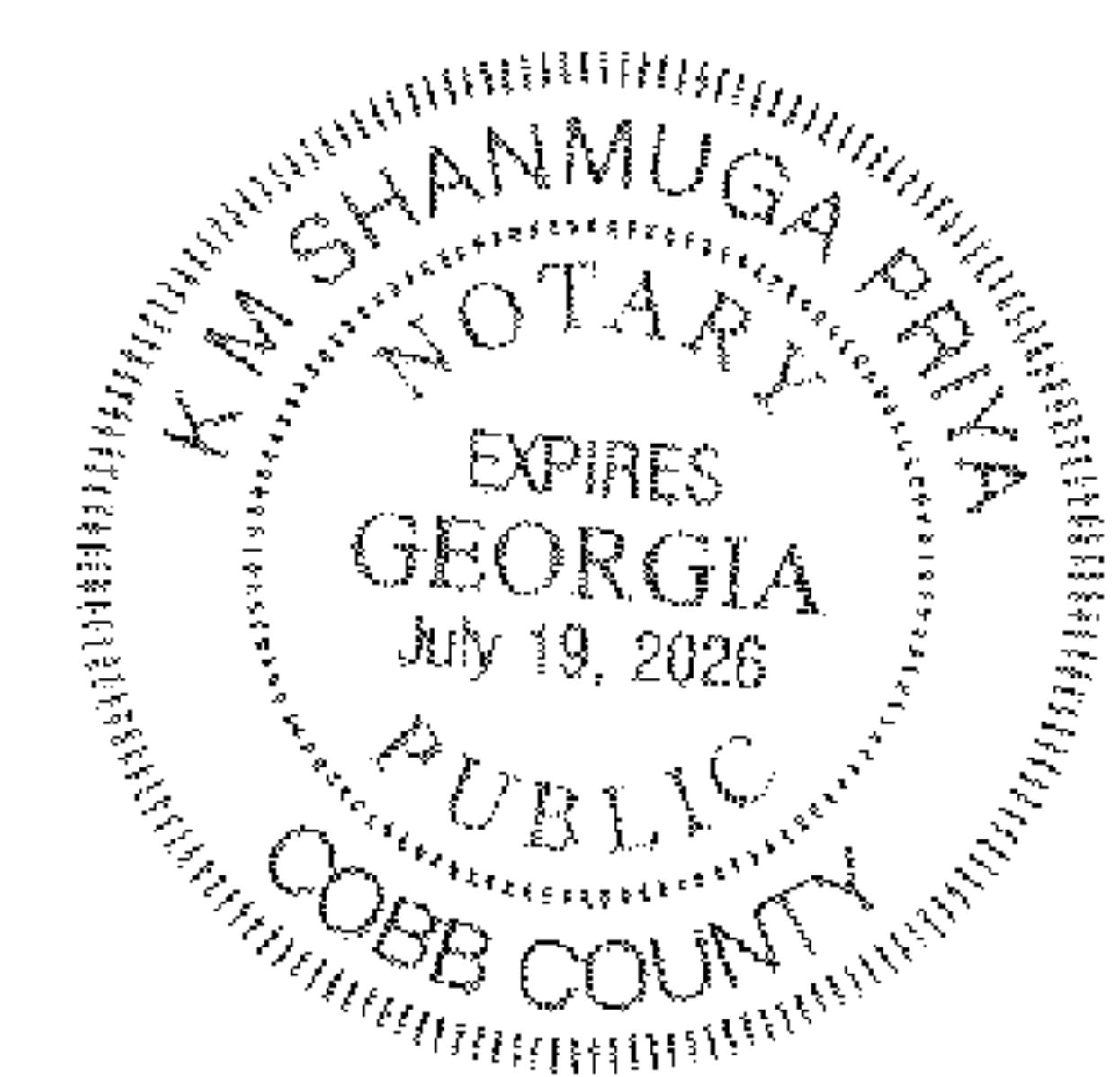
STATE OF GEORGIA)

COUNTY OF Cobb)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ALEXANDER LETHBRIDGE, 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 instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of February, 2023.


NOTARY PUBLIC
My commission expires: July 19th, 2026



20230213000036710 02/13/2023 08:09:29 AM DEEDS 3/4

IN WITNESS WHEREOF, said Grantor, OLENA EATON, has hereunto set her hand and seal
this the 9 day of February, 2023.

OLENA EATON
OLENA EATON

STATE OF GEORGIA)
COUNTY OF Cobb)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that OLENA EATON, 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 instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9 day of February, 2023.

Jared Malbrough
NOTARY PUBLIC
My commission expires: 02/20/2023



