

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To:
Dan Lane and Martha Lane
1075 Danberry Lane
Hoover, AL 35242

Presents:

THAT IN CONSIDERATION OF FIVE HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$535,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Earnest D. Rigney, Sr. and Eva A. Rigney , A MARRIED COUPLE (herein referred to as grantors) do grant, bargain, sell and convey unto Dan Lane and Martha Lane, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 33B, according to the Survey of The Cottages of Danberry, Resurvey No. 3, as recorded in Map Book 41, Page 80, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

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 the 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, I/WE have hereunto set MY/OUR hand(s) and seal(s),
this 22nd Day of March 2023

Earnest D. Rigney Sr
EARNEST D. RIGNEY SR.

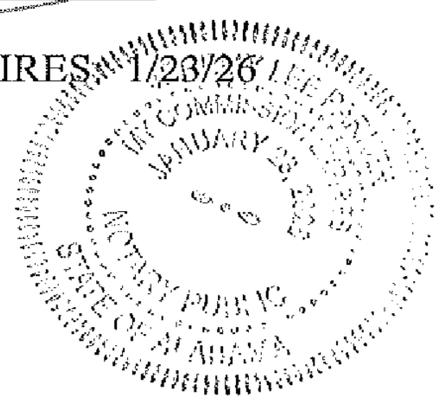
Eva A. Rigney By Douglas Rigney Sr
EVA A. RIGNEY BY DOUGLAS RIGNEY SR
HER ATTORNEY IN FACT
Her attorney in fact

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Earnest D. Rigney Sr. whose names are 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 22ND day of MARCH, 20 23

[Signature]
NOTARY
MY COMMISSION EXPIRES: 1/23/26



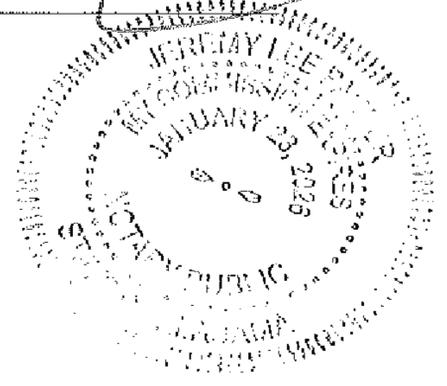
STATE OF Alabama
COUNTY Jefferson

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that DOUGLAS RIGNEY, SR As Attorney in Fact for Eva A Rigney, whose name(s)is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that, being informed of the contents of the Conveyance that Douglas Rigney, Sr in his/her capacity as Attorney in Fact did executed the same voluntarily and acting within the scope and power of said Power of Attorney for Eva A Rigney on the day the same bears date .

Given under my hand and official seal this 22ND day of March, 2023

NOTARY PUBLIC *[Signature]*
MY COMMISSION EXPIRES:



Prepared by: Parker Law Firm, I.L.C
Jeremy Lee Parker
1320 Alford Ave Ste 102
Birmingham, AL 35226

