

Send Tax Notice to:
Jameson Tyler Edgeworth & Kelsey Edgeworth
2847 Bridlewood Terrace
Helena, AL 35080

[Space Above This Line for Recording Data]

**CORPORATION
SURVIVORSHIP WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Five Thousand and 00/100 Dollars (\$305,000.00)**, 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 where is acknowledged. I or we, **Real Estate Investments LTD, LLC an Alabama limited liability company**(herein referred to as grantor, whether one or more) whose mailing address is 5336 Stadium Trace Pkwy S106, Hoover, AL 35244 grant, bargain, sell and convey unto **Jameson Tyler Edgeworth and Kelsey Edgeworth**(herein referred to as grantees) whose mailing address is 2847 Bridlewood Terrace, Helena, AL 35080, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY** County, Alabama, having an address **2847 Bridlewood Terr, Helena, AL 35080** to wit:

Lot 24, according to the Survey of Bridlewood Parc, Sector One, as recorded in Map Book 17, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$274,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. Grantor does, for itself and for its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assign 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 the 19th day of May, 2023

Real Estate Investments LTD, LLC

By: [Signature]
Charles R. Brooks, Sr. its Managing Member

STATE OF ALABAMA,

SHELBY COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **CHALRES R. BROOKS, Sr.** whose name as Managing member of **REAL ESTATE INVESTMENTS LTD, LLC** and who is 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 this conveyance, he/she/they as such Managing Member executed the same voluntarily and with full authority.

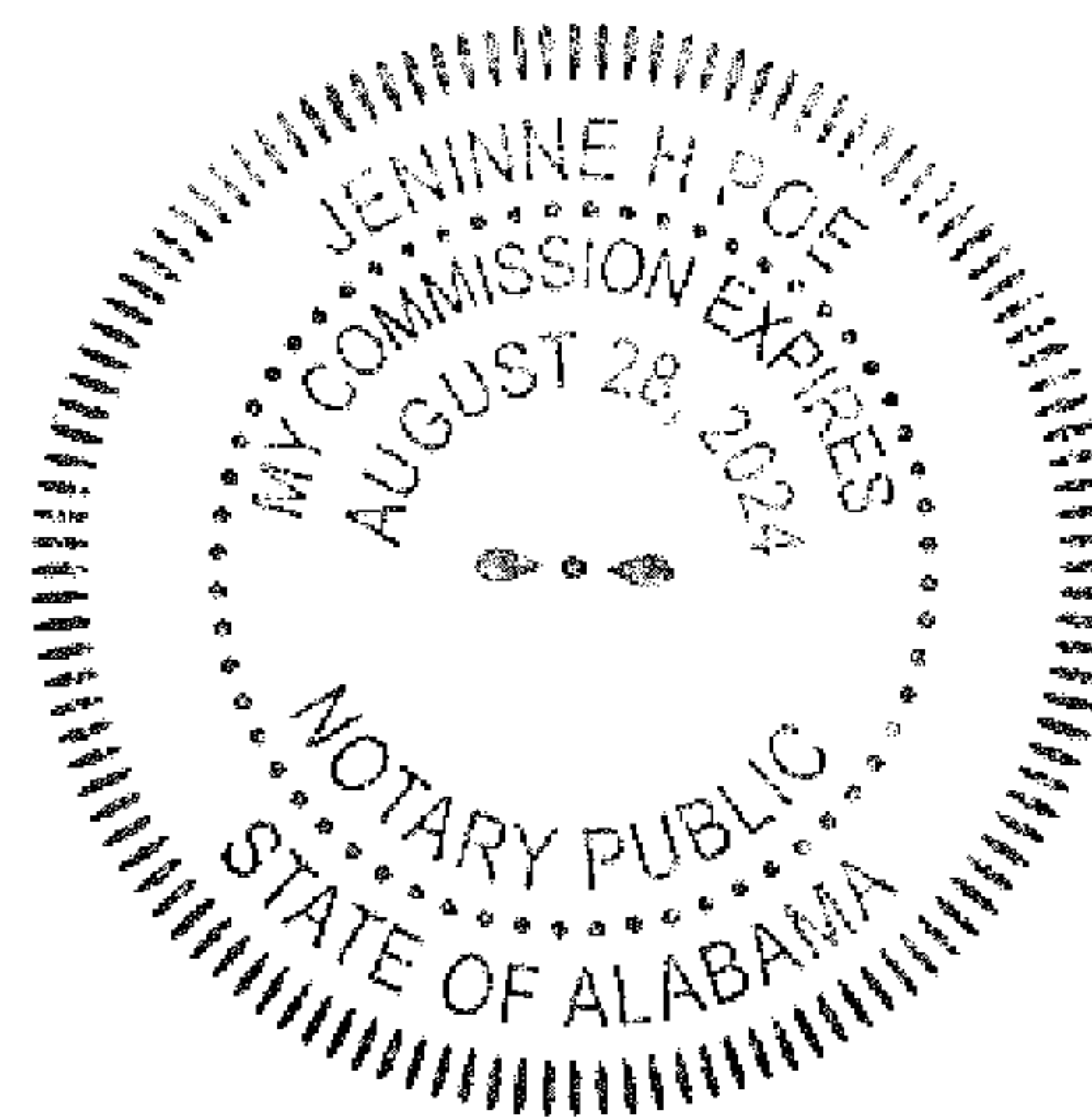
WITNESS my hand and official seal in the county and state aforesaid this the 19th day of May, 2023

My Commission Expires: 8-28-24

[Signature]
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB3697



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2023 11:48:49 AM
\$55.50 JOANN
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Allen S. Bayl