

SEND TAX NOTICE TO:

Zachary T. Gadilhe and Marilyn Allen Thornton
Gadilhe

328 St. Charles Way
Helena, AL 35080

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, PC
3595 Grandview Parkway Suite 275
Birmingham, AL 35243
GAR-23-2747

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED EIGHTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$282,500.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Kendyl M. Shelton, a single woman**, whose address is 2259 Ashley Lane, Gardendale, AL 35071 (hereinafter "Grantor", whether one or more), by **Zachary T. Gadilhe and Marilyn Allen Thornton Gadilhe**, whose address is 2762 Paden Trail
Birmingham AL 35226 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees **Zachary T. Gadilhe and Marilyn Allen Thornton Gadilhe**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **328 Saint Charles Way, Helena, AL 35080** to-wit:

Lot 98, according to the Survey of St. Charles Place, Magnolia Park, Phase 3, Sector 4, as recorded in Map Book 22, Page 144, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$268,375.00 executed and recorded simultaneously herewith.

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 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 good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of May, 2023.



Kendyl M. Shelton



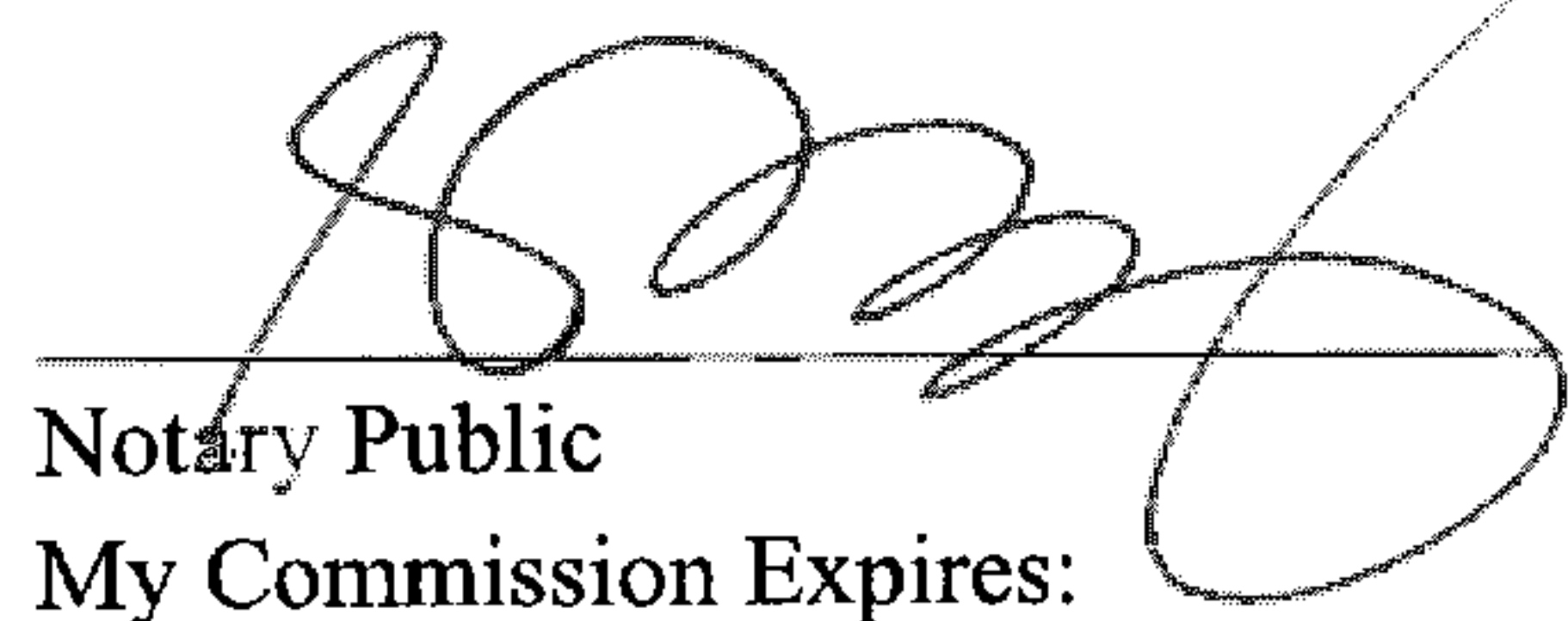
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2023 10:54:49 AM
\$39.50 JOANN
20230602000165390

Alex S. Bayl

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Kendyl M. Shelton whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of May, 2023.


Notary Public
My Commission Expires:

