

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Scott Koplon and Adam Koplon
8125 Parkway Drive SE
Deeds, AL 35094

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **EIGHTEEN THOUSAND AND 00/100 DOLLARS (\$18,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Diona Perry Walters, a married woman

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

Scott Koplon and Adam Koplon

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Commencing at the Northeast corner of the Northwest Quarter of the Northwest quarter of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama, said point being the **POINT OF BEGINNING**; thence South 0 degrees 51 minutes 39 seconds East along the East boundary line of Quarter-quarter section for a distance of 242.87 feet, more or less, to the Northerly property line of R.D. Funderburg Property (TAX Map 1D 645150001085004); thence South 84 degrees 43 minutes 14 seconds West along said northerly property line for a distance of 258.44 feet, more or less to the East right of way line of Shelby County No. 491; thence North 25 degrees 30 minutes 30 seconds West along said road right of way line for a distance of 42.97 feet; thence North 04 degrees 04 minutes 54 seconds West along said road right of way line for a distance of 41.35 feet; thence North 04 degrees 57 minutes 24 seconds East along said road right of way line for a distance of 146.42 feet; thence North 1S degrees 08 minutes 18 seconds East along said road right of way line for a distance of 41.43 feet, more or less, to the North boundary line of said quarter-quarter section; thence North 89 degrees 59 minutes 59 seconds East along said North boundary line for a distance of 243.71 feet to the **POINT OF BEGINNING**.

SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

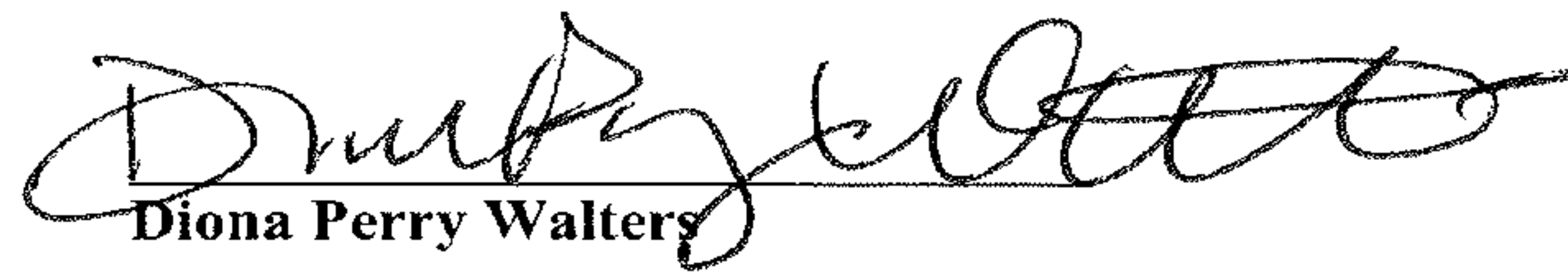
Note: Diona Perry Walters is the surviving grantee under that certain warranty deed with joint survivorship as recorded in Instrument #2014042000121260. Sherry S. Perry, the other grantee, having died on or about

Note: This is not the homestead of the grantor, nor their spouse, as defined in the Code of Alabama Section 6-10-3.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of June, 2023.

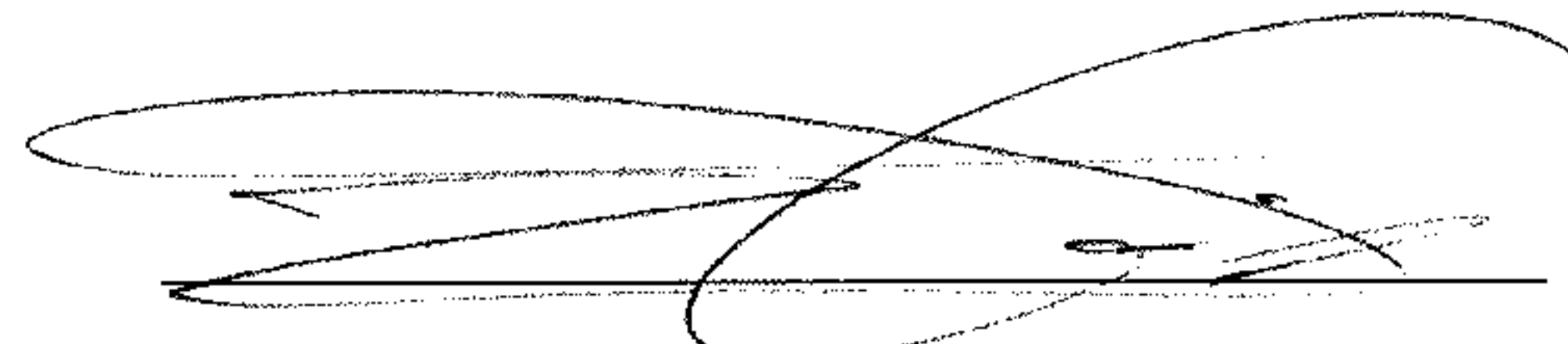

Diona Perry Walters

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Diona Perry Walters**, 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 conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **6th day of June, 2023**.


Notary Public

My Commission Expires:



Allen S. Beryl