

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Trenton Marbut and Morgan Hestley
319 Hunter Hills Circle
Chelsea, AL35043

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED TWELVE THOUSAND AND 00/100 DOLLARS (\$312,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Christopher Young and Karella R. Young, a married couple

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

Trenton Marbut and Morgan Hestley

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

Lot 13-A, according to the Survey of Hunter Hills, Phase Two, as recorded in Map Book 22, Page 94, in the Probate Office of Shelby County, Alabama.

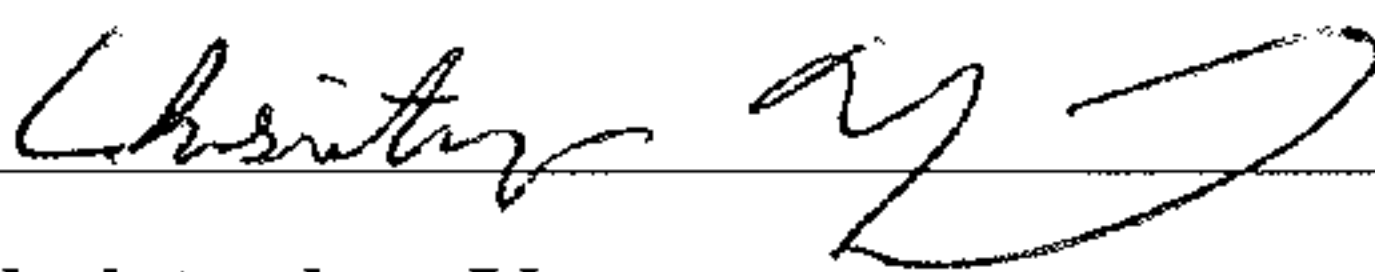
SUBJECT TO ALL MATTERS OF RECORD

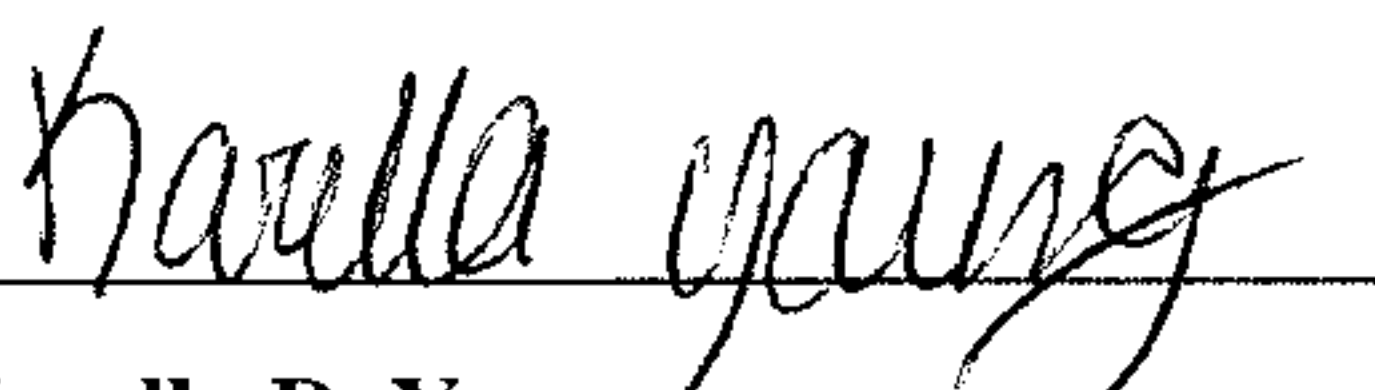
\$306,348.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 have hereunto set my hand and seal this 18th day of July, 2023.

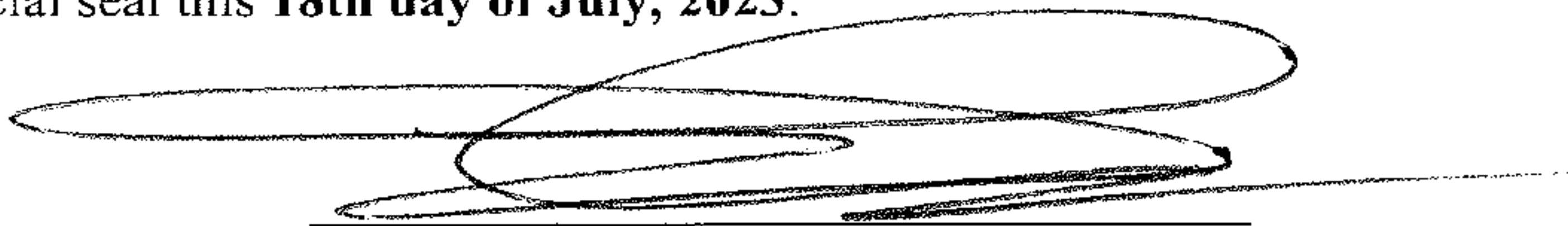

Christopher Young


Karella R. Young

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Christopher Young and Karella R. Young**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **18th day of July, 2023**.



Notary Public

My Commission Expires:



Allen S. Beryl