

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
17 Office Park Circle, Ste 150
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Ashlyn B Kortman
Jacob Peacock
913 Wilderness Cir
Pelham, AL 35124

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Four Thousand Nine Hundred Ninety-Nine and 00/100 Dollars (\$204,999.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

**Stephen Keith Levan and Julianne Levan as Trustees of the
Claudette Levan Special Needs Trust created under the Last Will and Testament of Frankie Levan
Probate Case No. 2020-001047
and
Claudette Levan, unmarried**

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Ashlyn B Kortman and Jacob Peacock

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 29, Block 1, Cahaba Valley Estates, First Sector, according to the Map as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

\$163,999.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.


TO HAVE AND TO HOLD unto the said Grantees, 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 the said Grantors do, for themselves, their successors, heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors, heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 28th day of July, 2023.

**CLAUDETTE LEVAN SPECIAL NEEDS TRUST CREATED UNDER THE LAST WILL
AND TESTAMENT OF FRANKIE LEVAN PROBATE CASE NO. 2020-001047**

by: 
Stephen Keith Levan, Trustee

by: 
Julianne Levan, Trustee

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, Stephen Keith Levan and Julianne Levan as Trustees of **Claudette Levan Special Needs Trust created under the Last Will and Testament of Frankie Levan Probate Case No. 2020-001047**, 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, Stephen Keith Levan and Julianne Levan in their capacity as Trustees and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and seal this July 28, 2023.


My Commission Expires:

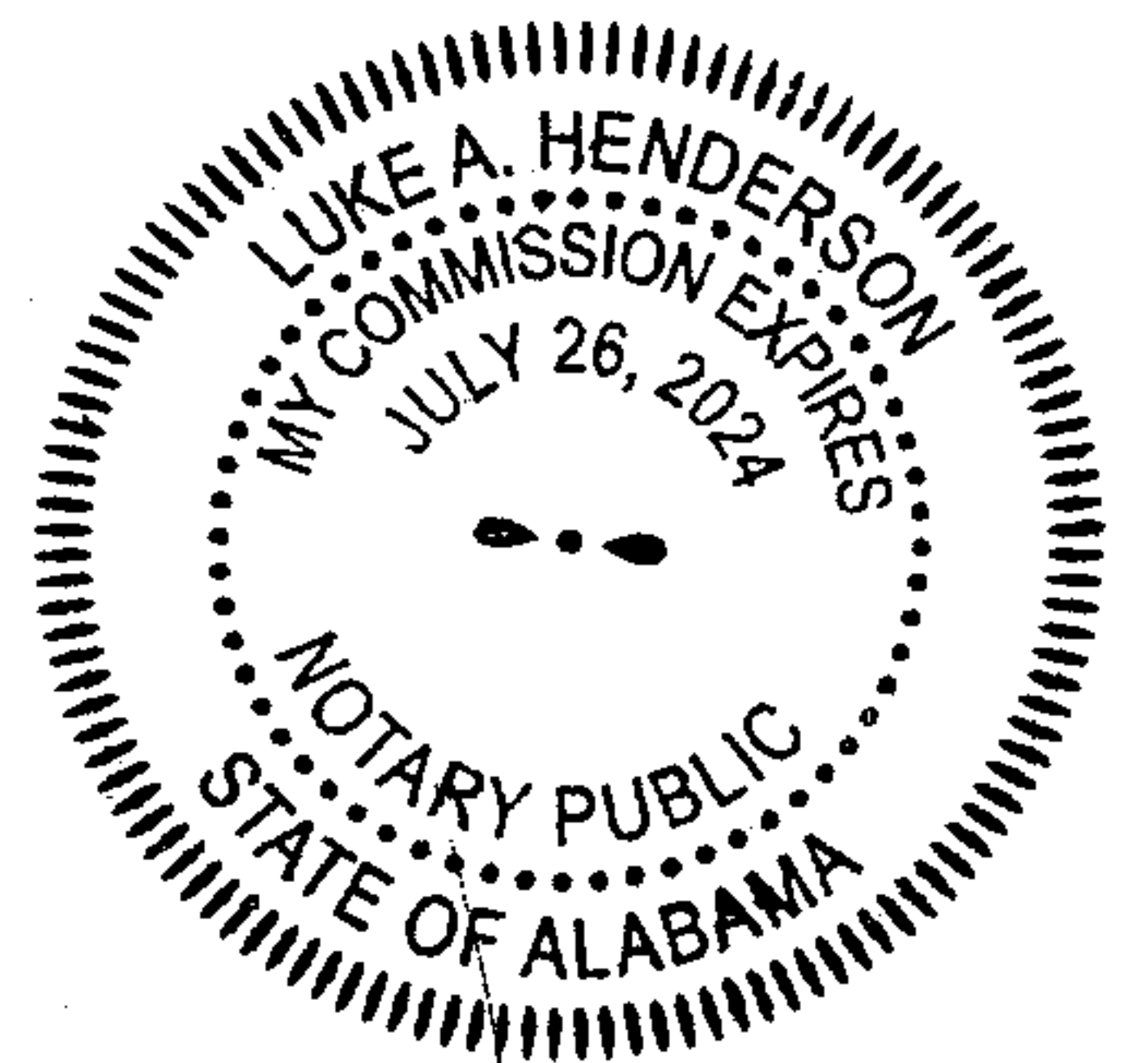

Notary Public

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 28th day of July, 2023.

Claudette Levan

by: 
Stephen Keith Levan, Attorney in Fact

by: 
Julianne Levan, Attorney in Fact

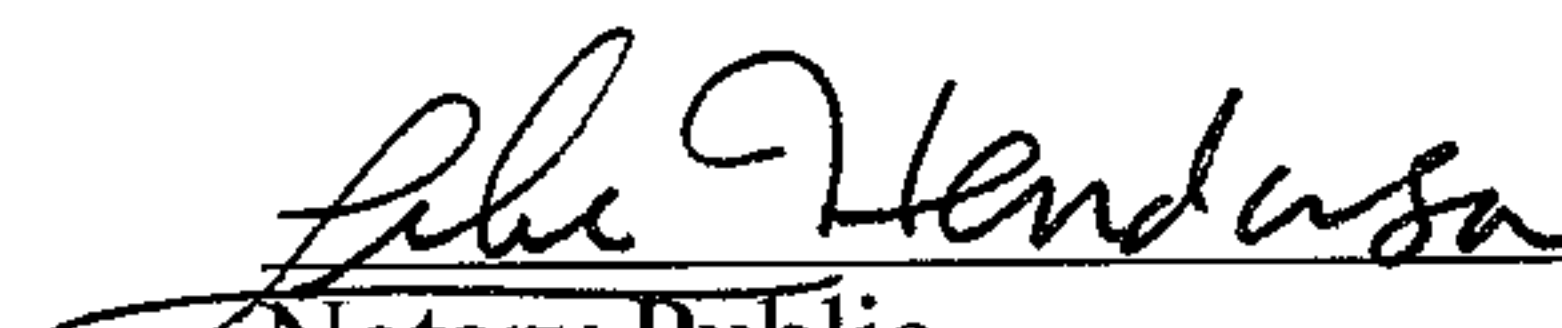


STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Stephen Keith Levan and Julianne Levan** as Attorneys in Fact for **Claudette Levan** 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, Stephen Keith Levan and Julianne Levan and with full authority, executed the same voluntarily and acting within the scope and power of said power of attorney in their capacity as Attorneys in Fact for Claudette Levan.

Given under my hand and seal this July 28, 2023.

My Commission Expires:


Notary Public

Grantor's Address:

605 Oak Glen Dr.
Hoover, AL 35244

Property Address:

913 Wilderness Cir Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2023 08:17:20 AM
\$67.00 PAYGE
20230731000228000

