

Send Tax Notice to:

Charles A. Mus
Carol Ellen Mus

225 Macallan Dr
Pelham, AL 35124

_____[Space Above This Line for Recording Data]_____

WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Fifty Thousand and 00/100 Dollars (\$450,000.00)**, 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 of which is acknowledged, I or we, **Rodney T. Grill and Vanessa Elaine Joiner, by her Attorney in Fact Rodney Terrill Grill, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 384 Strathaven Dr, Pelham, AL 35124 grant, bargain, sell and convey unto **Charles A. Mus and Carol Ellen Mus** (herein referred to as grantee) whose mailing address is 225 Macallan Dr, Pelham Dr 35124 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 of **225 Macallan Drive, Pelham, AL 35124**, to wit:

Lot 1326, according to the Final Plat Macallan at Ballantrae Phase I, as recorded in Map Book 37, Page 14, 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.

Rodney T. Grill is the surviving grantee of that certain deed recorded in Instrument #20190624000223210, the other grantee Janet H. Grill having died on or about November 3, 2022.

\$290,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantee, and to their heirs and assigns forever, together with every contingent remainder and right of reversion. 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

stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (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 (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of August, 2023.


Rodney T. Grill

Vanessa Elaine Joiner, by her Attorney in Fact Rodney Terrill Grill

Vanessa Elaine Joiner, by her Attorney in Fact Rodney Terrill Grill

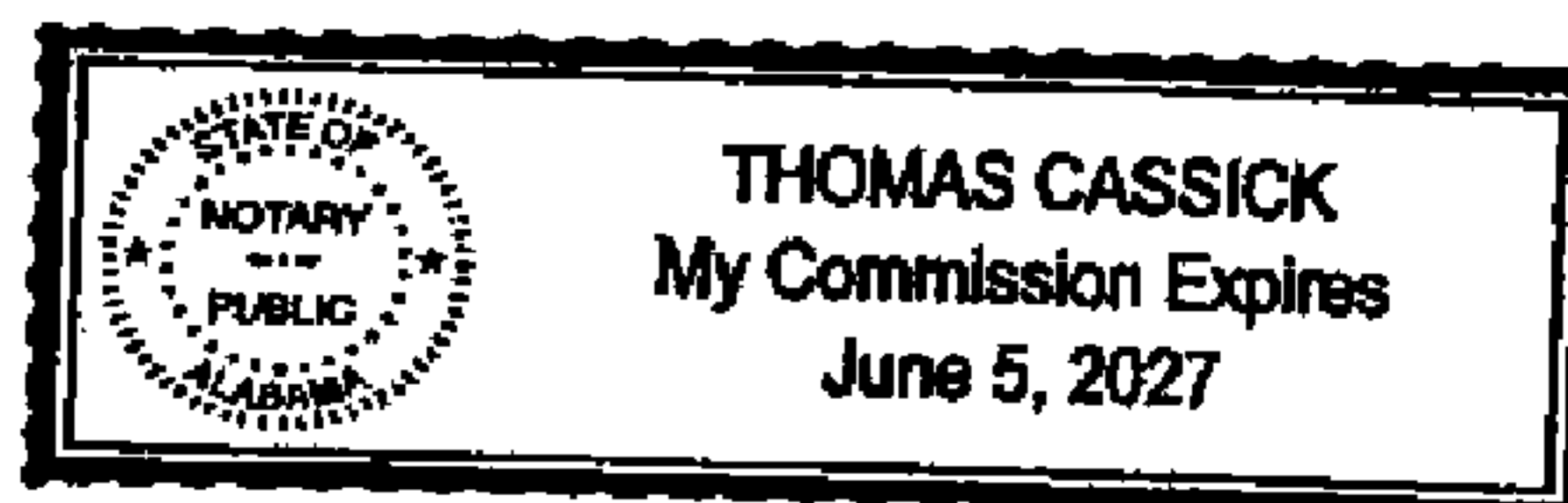
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Rodney T. Grill and Vanessa Elaine Joiner, by her Attorney in Fact Rodney Terrill Grill**, whose name(s) is/are 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 executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 9th day of August, 2023.

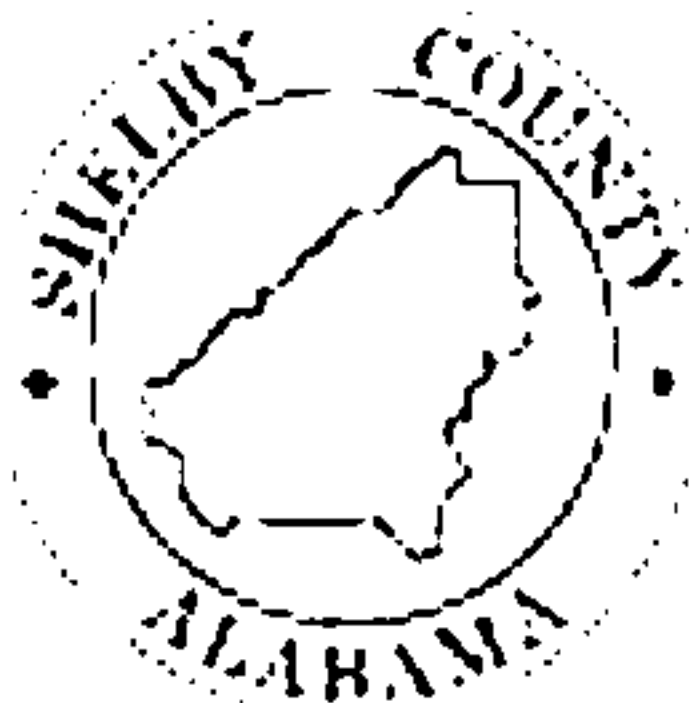
My Commission Expires: 6/5/2027


Notary Public



(S E A L)

This instrument was prepared by:
Tom Cassick
The Law Offices of Thomas F. Cassick, LLC
2226 Williamsburg Drive
Pelham, AL 35124
File No. ATB3826



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/10/2023 11:22:37 AM
\$185.00 JOANN
20230810000241910

Allie S. Bayl