

Send Tax Notice to:

Justin Grimaldi  
Molly D'Esposito

*4037 Cross Grove Cir.  
Birmingham AL 35242*

[Space Above This Line for Recording Data]

**SURVIVORSHIP WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Three Hundred Seventy-five Thousand and 00/100 Dollars (\$375,000.00)**, 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, **Jason Wergin and Amy Elizabeth Wergin, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is

*980 Hickory Street Moody, AL 35004*

grant, bargain, sell and convey unto **Justin Grimaldi and Molly D'Esposito** (herein referred to as grantee) whose

*4037 Cross Grove Cir. Birmingham AL 35242*

mailing address is 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 4037 Cross Grove Circle, Birmingham, AL 35242, to wit:

Lot 26, according to the Survey of Little Ridge Estates, as recorded in Map Book 9, Page 174, 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.

\$337,500.00 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 8<sup>th</sup> day of September, 2023.

Jason M. Wergin  
Jason Wergin

Amy Elizabeth Wergin  
Amy Elizabeth Wergin

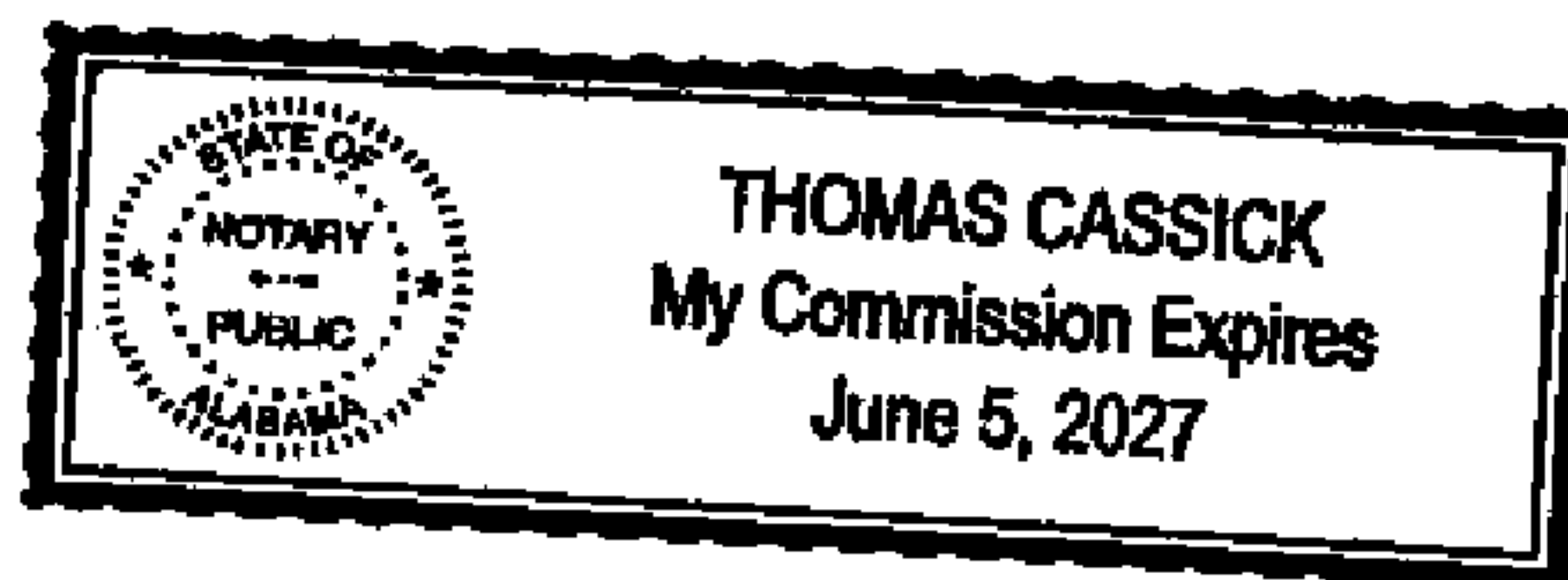
STATE OF ALABAMA  
COUNTY OF Jefferson

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Jason Wergin and Amy Elizabeth Wergin** 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 8<sup>th</sup> day of September, 2023.

My Commission Expires: 6/5/2027

Thomas Cassick  
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. ATB3853



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/11/2023 09:34:37 AM  
\$62.50 JOANN  
20230911000272890

Allie S. Bayl