

This instrument was prepared by:
Matthew Kidd, Esq.
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Brian Jay Rosenberg and Katie Lynn
Rosenberg
2032 Glen Eagle Lane
Birmingham, AL35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SEVEN HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS (\$725,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Dianne B. Binkley, an unmarried individual

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

Brian Jay Rosenberg and Katie Lynn Rosenberg

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

Lot 9, according to the Survey of Country Club Village, an Inverness Garden Home Community, as recorded in Map Book 16, Page 47, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

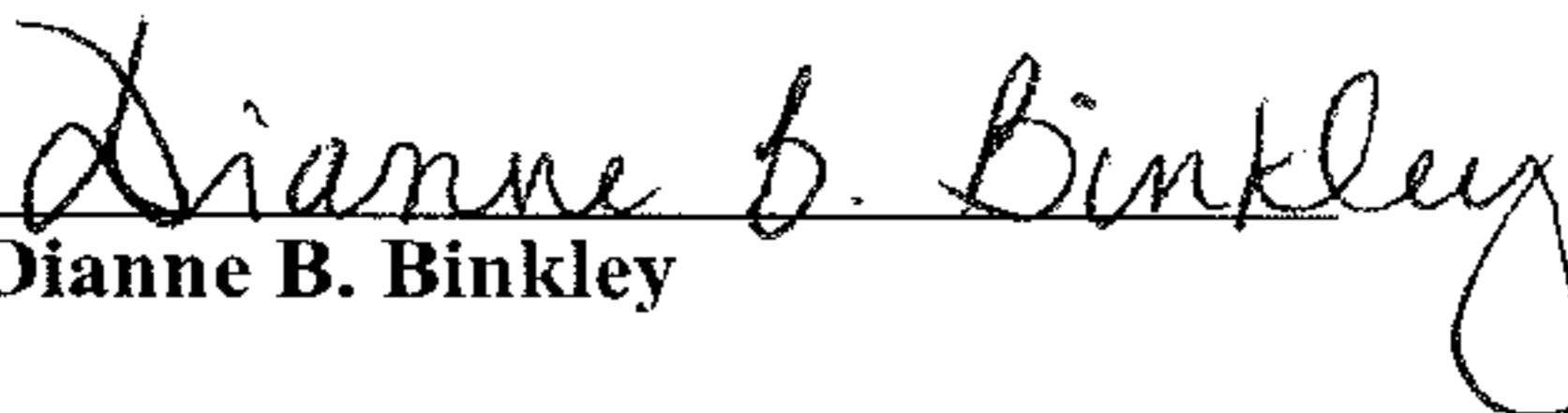
\$240,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Dianne B. Binkley is the surviving grantee of that certain deed recorded in Instrument No. 20151221000433980. Allen S. Binkley having died on or about February 2, 2016.

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.

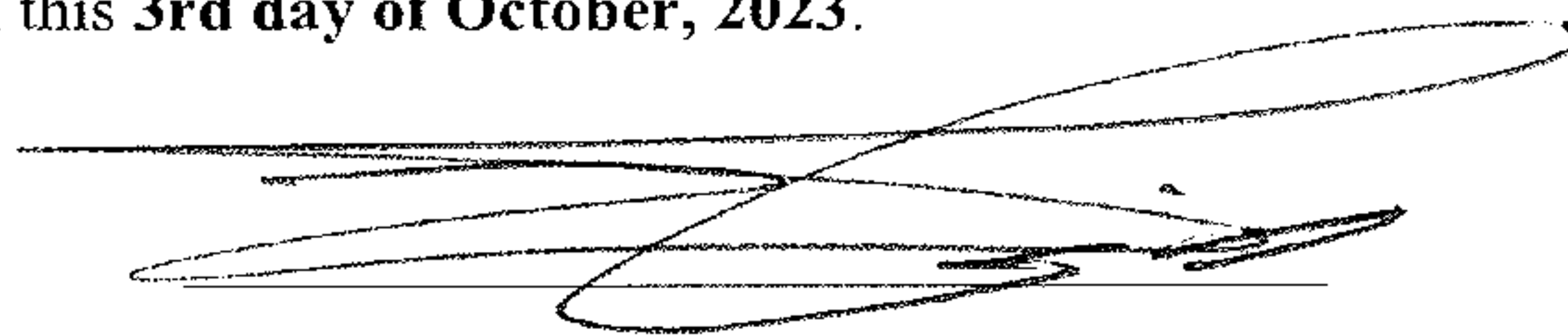
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3rd day of October, 2023.


Dianne B. Binkley

STATE OF ALABAMA
COUNTY OF JEFFERSON

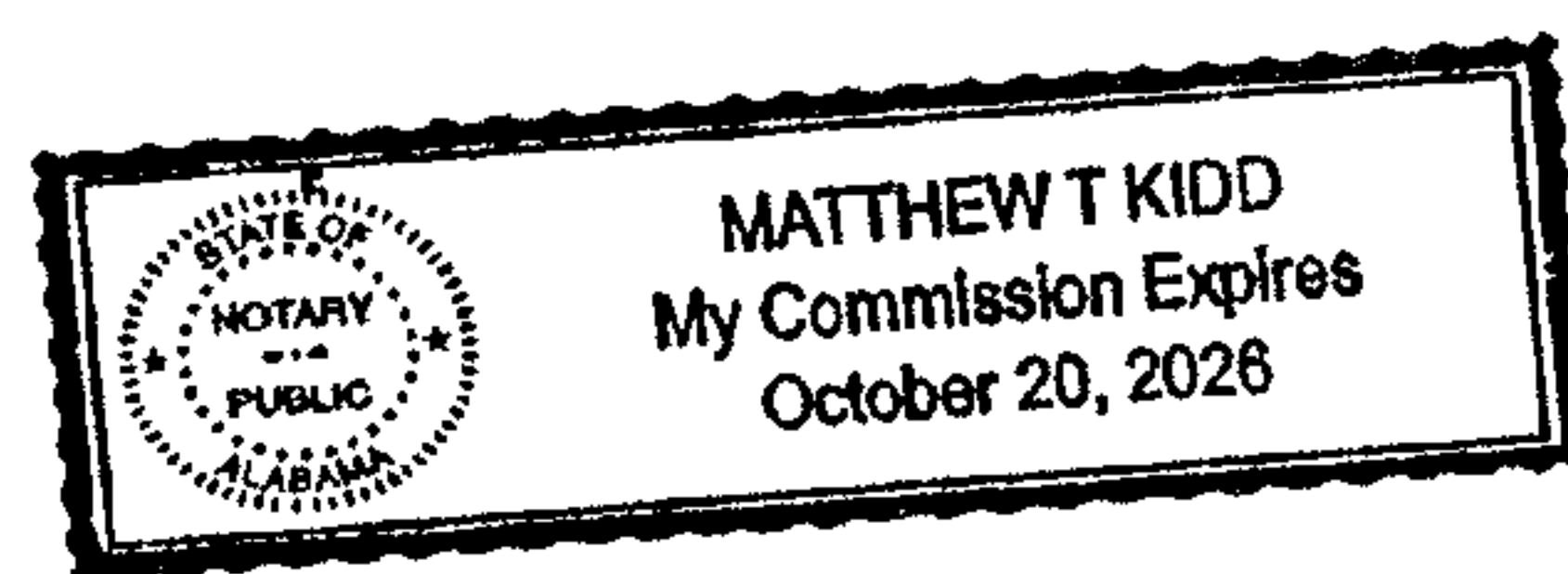
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dianne B. Binkley**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **3rd day of October, 2023**.



Notary Public

My Commission Expires:



Alli S. Bayal

Form RT-1