
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Claire Kathryn Armenoff and
Nicholas David Armenoff
209 Stoneykrik Way
Pelham, AL 35124

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Four Hundred Ninety-Six Thousand And No/100 (\$496,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **David Wayne Olivet and Heather Lee Olivet, a married couple**, (herein referred to as Grantors), whose mailing address is 112 Trumpington Way, Pelham, AL 35124 do hereby grant, bargain, sell and convey unto **Claire Kathryn Armenoff and Nicholas David Armenoff** (herein referred to as Grantees), whose mailing address is 209 Stoneykrik Way, Pelham, AL 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, the address of which is 209 Stoneykrik Way, Pelham, AL 35124 to-wit:

Lot 1728, according to the Survey of Stoneykirk at Ballantrae, Phase V, as recorded in Map Book 38, Page 136, in the Probate Office of Shelby County, Alabama

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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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, the said Grantors, have hereunto set their signatures and seals, this the 17th day of November, 2023.



David Wayne Olivet



Heather Lee Olivet

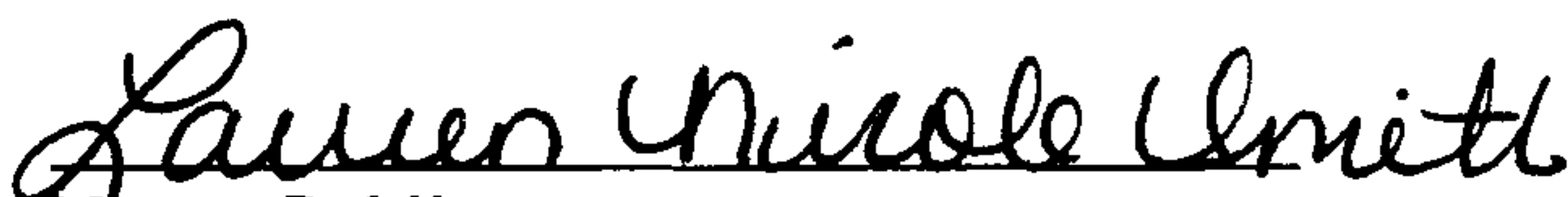
STATE OF ALABAMA

COUNTY OF JEFFERSON

ACKNOWLEDGMENT

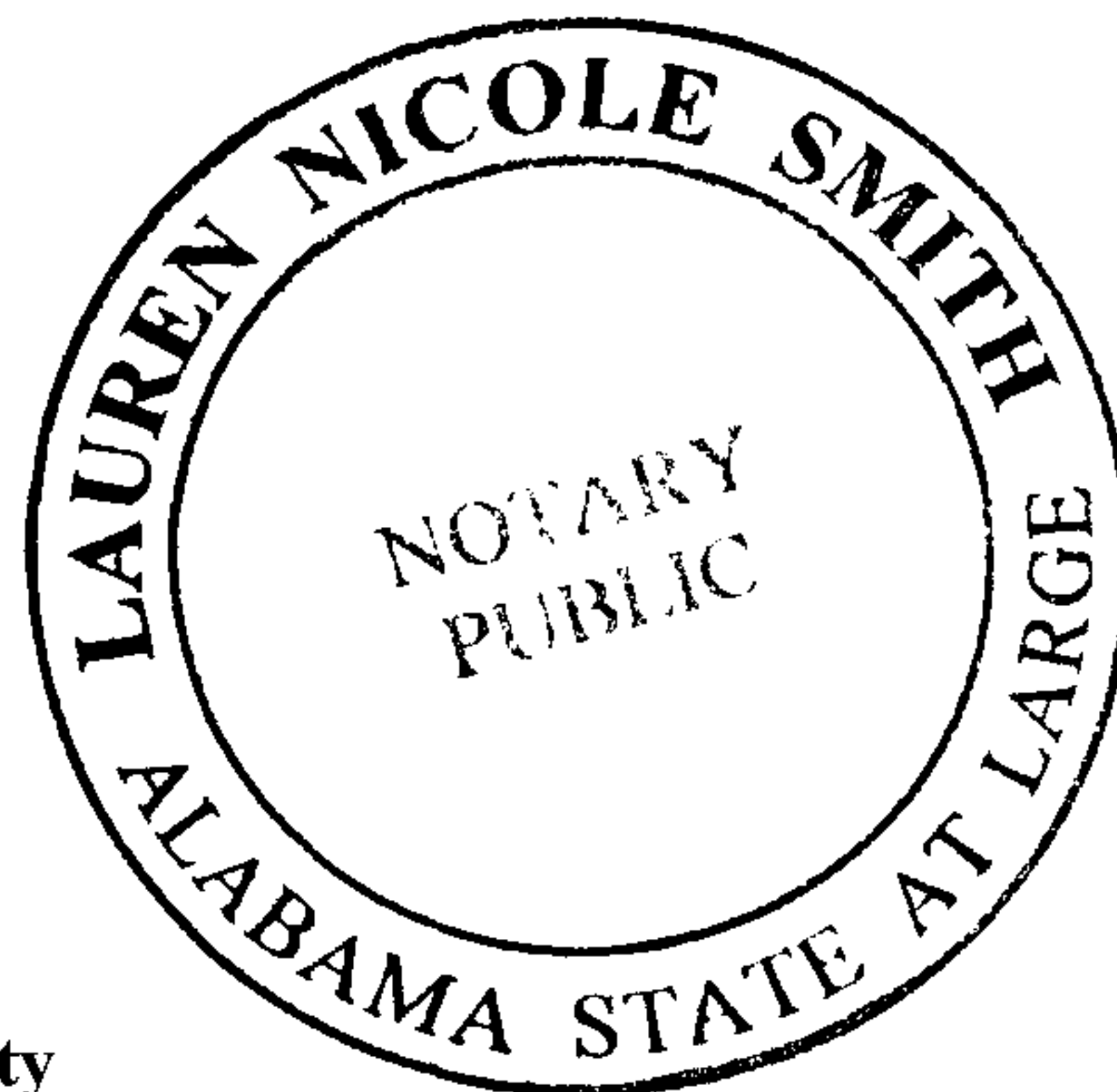
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **David Wayne Olivet and Heather Lee Olivet**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance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

Given under my hand this the 17th day of November, 2023.



Notary Public

My commission expires: 2/1/24



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/17/2023 03:27:22 PM
 \$273.00 JOANN
 20231117000338080