

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

115 Brechin Ln
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Thousand and 00/100 (\$200,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), KATHERINE SHARICH, a Single person, in hand paid by the GRANTEE(S), BRITTANY MORA and ORLANDO MORA BRAVO, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, to wit:

Lot 6, according to the survey of Brechin Family Subdivision as recorded in Map Book 39, Page 116 in the Probate Office of Shelby County, Alabama.

Also, a 2010 Manufactured home bearing the serial number ACDSEAL19978 A, B, and C, Make: Southern Energy, Model: EZ801, Length: 58', Width: 48'. Cancellation filed in instrument 20110107000007670, 201001015000344660, and 2010015000344640.

Prior Deed Reference: Instrument No. 20101015000344670

Subject to Covenants and Restrictions as recorded in Map Book 39, Page 116.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: \$196,377.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

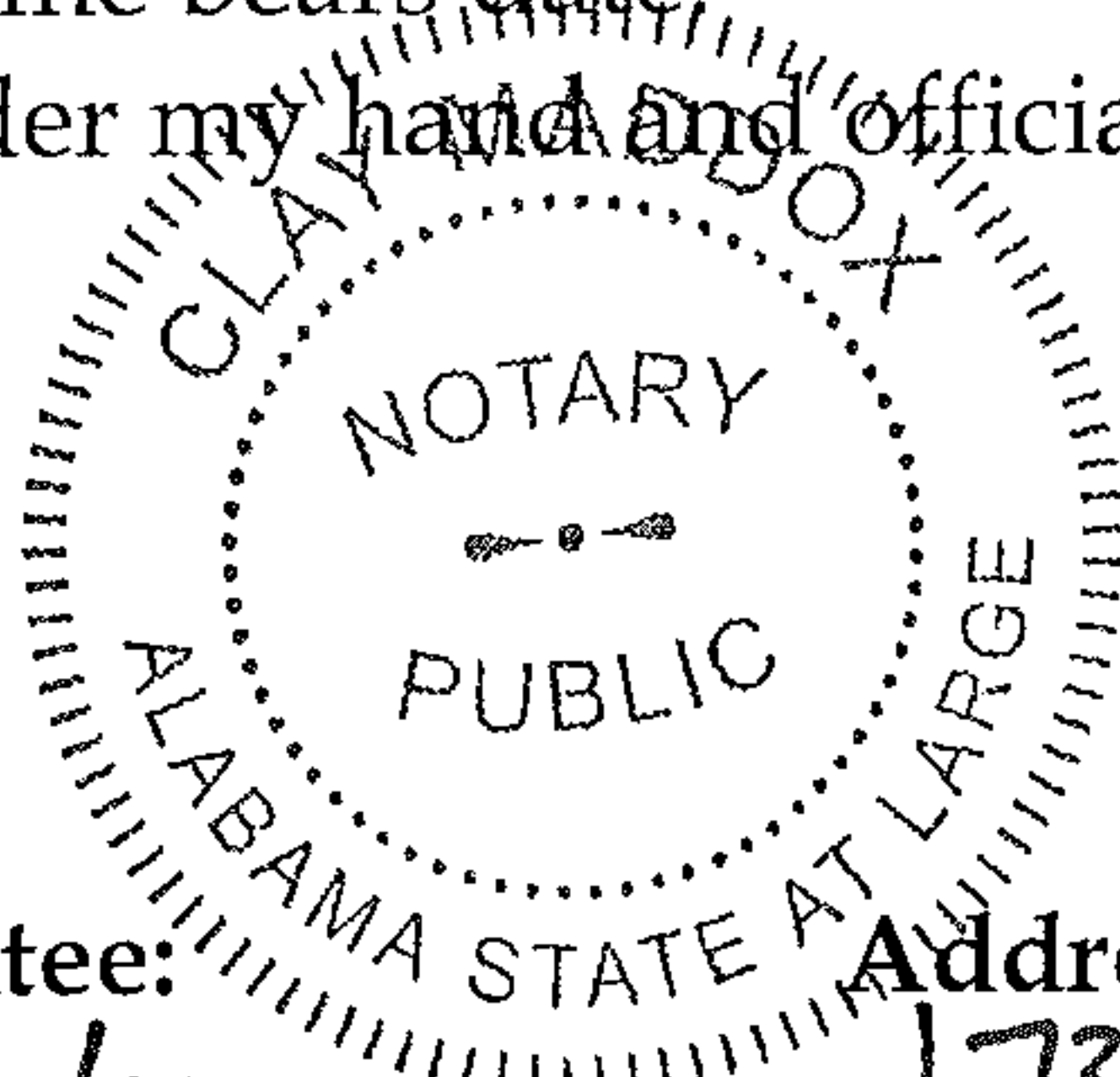
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 7th day of March, 2024.


KATHERINE SHARICH

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify THAT **KATHERINE SHARICH**, 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of March, 2024.



NOTARY PUBLIC

My Commission Expires: 4-25-27

Address of Grantee:
115 Brechin Ln
Columbiana, AL
35051

Address of Grantor:
173 Double Creek
Wilsonville, AL Ln
35186

Property Address:
115 Brechin Lane
Columbiana, AL 35051

Real Value: \$200,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/07/2024 12:58:48 PM
\$29.00 BRITTANI
20240307000062790

Alvin S. Bayl