

SEND TAX NOTICE TO:

Tiffani Lee Thompson and Michael Scott Heldman
278 Kinross Circle
Pelham, AL 35124

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SIX HUNDRED THIRTY THOUSAND AND 00/100 (\$630,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Wayne Evans Ebe and Claudine Gabrielle Ebe, Trustees, or their successors in interest, of the Wayne Evans Ebe and Claudine Gabrielle Ebe Living Trust dated November 8, 2014, and any amendments thereto**, whose address is 294 Kinross Circle, Pelham, AL 35124 (hereinafter "Grantor", whether one or more), by **Tiffani Lee Thompson and Michael Scott Heldman**, whose address is 278 Kinross Circle, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Tiffani Lee Thompson and Michael Scott Heldman, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 278 Kinross Circle, Pelham, AL 35124 to-wit:

Lot 2450, according to the survey of Kinross Highlands at Ballantrae, Phase II, as recorded in Map Book 54, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$380,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 25th day of March, 2024.

Wayne Evans Ebe and Claudine Gabrielle Ebe, Trustees, or their successors in interest, of the Wayne Evans Ebe and Claudine Gabrielle Ebe Living Trust dated November 8, 2014, and any amendments thereto

By: Wayne Evans EBE
Wayne Evans Ebe, Trustee

By: Claudine Gabrielle Ebe
Claudine Gabrielle Ebe, Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

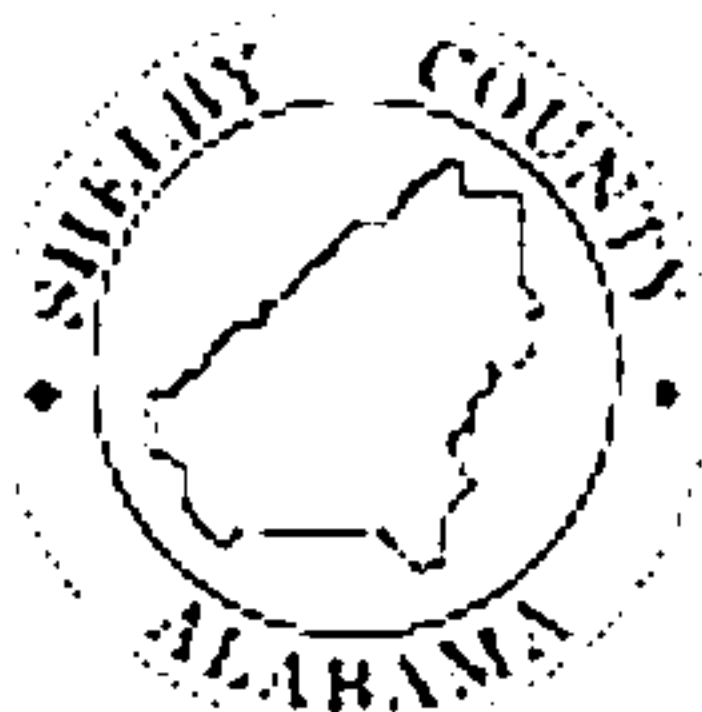
I, the undersigned Notary Public in and for said County and State, hereby certify that **Wayne Evans Ebe and Claudine Gabrielle Ebe**, whose names as **Trustees** of Wayne Evans Ebe and Claudine Gabrielle Ebe, Trustees, or their successors in interest, of the Wayne Evans Ebe and Claudine Gabrielle Ebe Living Trust dated November 8, 2014, and any amendments thereto, 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, as such **Trustees** and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and official seal this 25th day of March, 2024.

[Signature]
Notary Public

Print Name:

My Commission Expires:



File No.: PEL-24-1381

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/28/2024 10:55:24 AM
\$276.00 JOANN
20240328000084910

Allen S. Bayl e 2 of 2