

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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STATE OF ALABAMA  
County of Shelby

Send Tax Notice To:  
Seth Lisenby and Alexis Lisenby  
1025 Valhalla Way  
Calera, AL 35040

Presents:

THAT IN CONSIDERATION OF TWO HUNDRED SIXTY TWO THOUSAND AND 00/100  
(\$262,000.00 ) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ryan Michael Turner and wife, Keri Ann Crim (herein referred to as grantors) do grant, bargain, sell and convey unto Seth Lisenby and Alexis Lisenby, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Lot 288, according to the Survey of the Reserve at Timberline, Phase 3, as recorded in Map Book 38, Page 53, in the Probate Office of Shelby County, Alabama.**

Subject to Easements, Restrictions and rights of way of record.

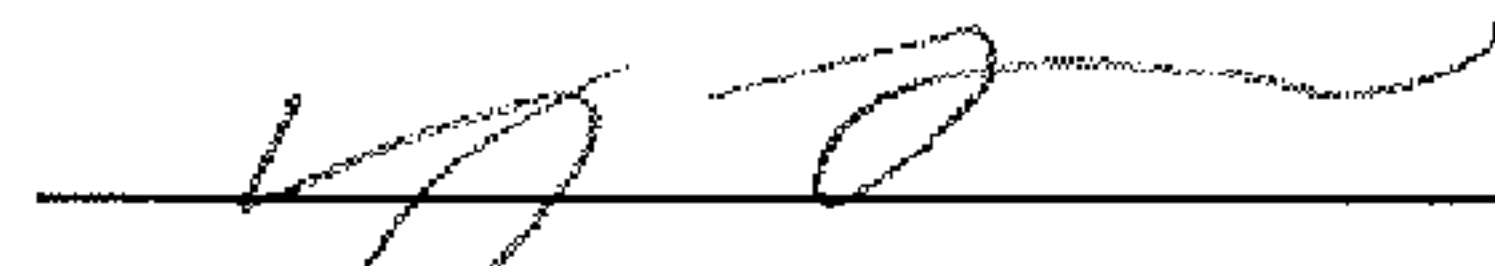
Subject to Mineral and Mining rights of record.


\$248,900.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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 26<sup>th</sup> day of March 2024

  
\_\_\_\_\_  
Ryan Michael Turner

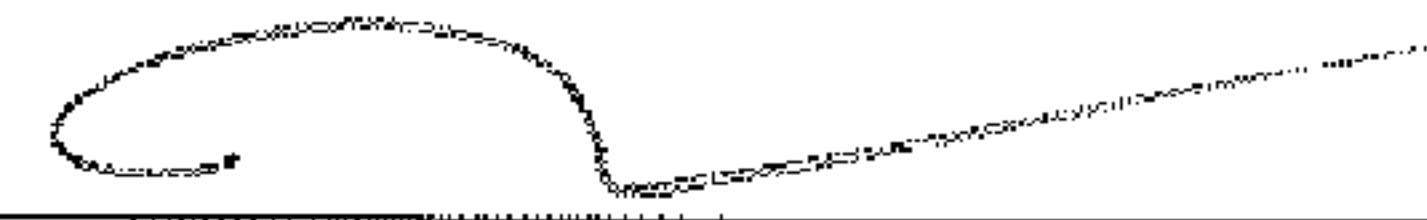
  
\_\_\_\_\_  
Keri Ann Crim

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Ryan Michael Turner and Keri Ann Crim whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 26th day of March, 2024

Prepared By: Jeremy L. Parker  
Parker Law Firm, LLC  
1320 Alford Ave Ste 102  
Birmingham, AL 352226

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

