

STATE OF ALABAMA)
)
SHELBY COUNTY)

SEND TAX STATEMENT TO:
173 Roszburg Dr.
Calera, Alabama 35040

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of **TWO HUNDRED FIFTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$254,500.00)** to the undersigned **STEPHEN D. RYLEE** an unmarried man, whose present address is 273 Nottingham Dr., Calera, Alabama 35040, herein referred to as Grantor, in hand paid by **ANDREW KEITH THOMAS and STEPHANIE MICHELLE HUGHES**, herein referred to as Grantees, whose present address is 173 Roszburg Dr., Calera, Alabama 35040, the receipt whereof is hereby acknowledged, the said Grantor does grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama:

Lot 70, according to the Survey of Rossburg, Sector II, as recorded in Map Book 36, Page 38, in the Probate Office of Shelby County; being situated in Shelby County, Alabama.

Parcel No.: 58-28-3-05-0-010-056.000

Property Address: 173 Rossburg Dr.

Calera, Alabama 35040

Deed Reference: Doc#20070129000042340

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

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for himself and for his heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee simple

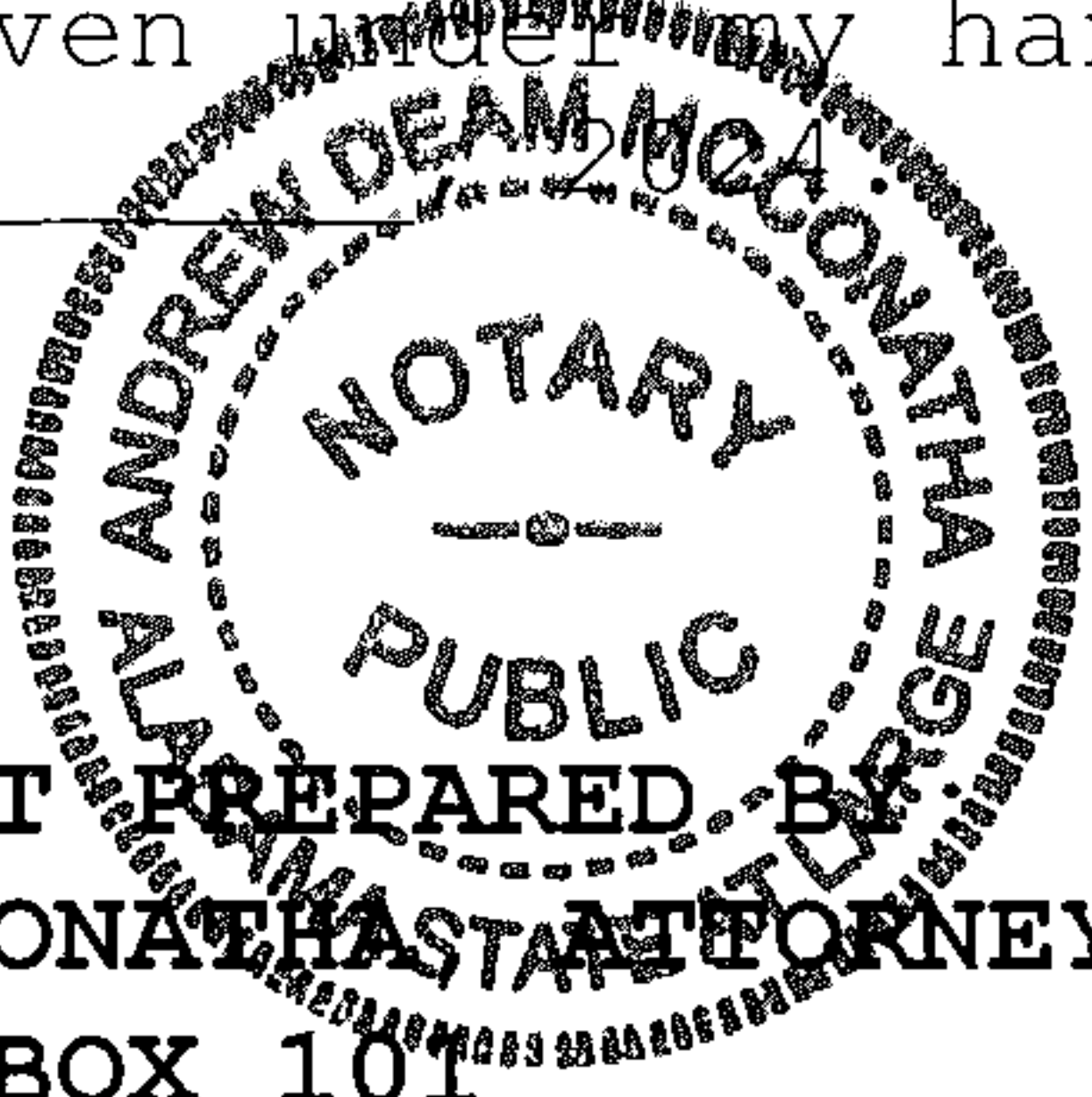
of said premises; that it is free from all encumbrances, except as herein stated; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs, executors, and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever against the lawful claims of all persons except as herein stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seals this 18 day of April, 2024.

Stephen D. Rylee (SEAL)
Stephen D. Rylee

STATE OF ALABAMA)
)
TALLADEGA COUNTY)

I, the undersigned authority in and for this County and State, hereby certify that **STEPHEN D. RYLEE**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of April

[Signature]
Notary Public

THIS DOCUMENT PREPARED BY
BELL AND MCCONATHA ATTORNEYS, LLC
POST OFFICE BOX 101
SYLACAUGA, ALABAMA 35150
(256) 245-7486



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/29/2024 09:27:16 AM
\$30.00 BRITTANI
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Allen S. Bayl