

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:

9001 Manley Vines Camp Rd.
Hueytown AL 35023

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Forty-Nine Thousand Nine Hundred and 00/100 (\$49,900.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Nicole B. Mederios, Single and Charlotte M. Burnett, Single, in hand paid by the GRANTEE(S), Chanler Rainey and Jordan Travis, 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 13, according to the Survey of Prescott Place, as recorded in Map Book 33 page 126 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Deed Ref: Inst. 20220105000005440.

NOTE: \$37,425.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

Protective Covenants for Prescott Place Subdivision as set forth in Inst. 20040811000452010.

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 3rd day of May, 2024.

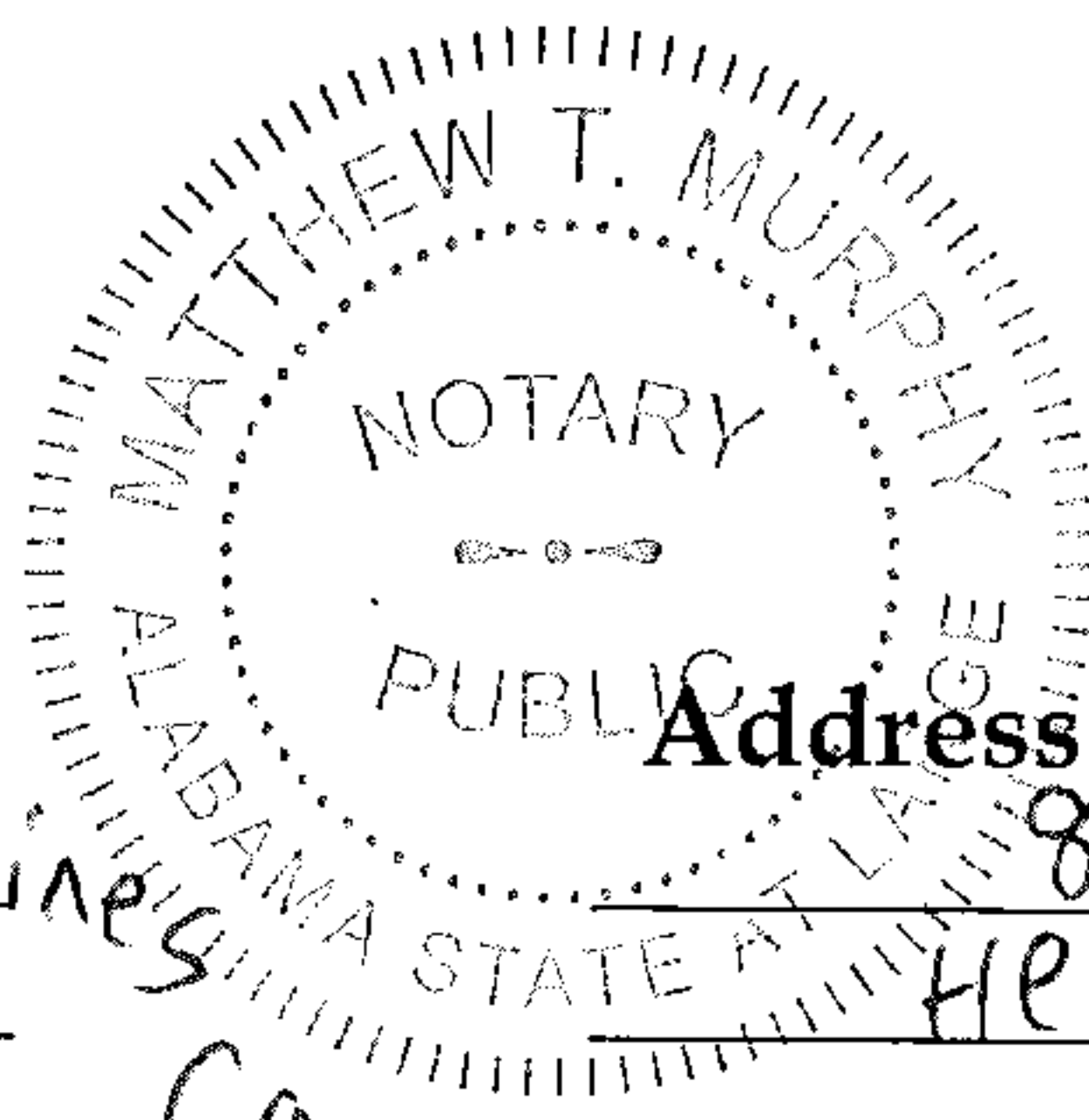
Nicole B. Mederios
Nicole B. Mederios

Charlotte M. Burnett
Charlotte M. Burnett

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Nicole B. Mederios and Charlotte M. Burnett, Life Estate Interest** 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 3rd day of May, 2024.



[Signature]
NOTARY PUBLIC

My Commission Expires: 12-3-2025

Address of Grantee:

9001 Manley Vines
Bessemer, AL
35023

Real Value: \$49,900.00

Address of Grantor:

818 King St
Helena, AL
35080

Property Address:

Lot 13, Prescott Circle
Helena, AL 35080



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/06/2024 09:41:39 AM
\$37.50 PAYGE
20240506000130970

Allen S. Bayl