



20240709000207020 1/3 \$39.00
Shelby Cnty Judge of Probate, AL
07/09/2024 12:04:21 PM FILED/CERT

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Eric D. Grill & Chloe H. Grill
276 Victoria Station
Maylene, AL 35114

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **TWO HUNDRED EIGHTY TWO THOUSAND AND 00/100 DOLLARS (282,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Carl Vance Kinser, as Trustee of the Carl Vance Kinser Management Trust dated November 24, 2014

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

Eric D. Grill and Chloe H. Grill

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 169, according to the survey of Cedar Grove at Sterling Gate, Sector 2, Phase 3 as recorded in Map Book 26, Page 122, in the Office of the Judge of Probate in Shelby County, Alabama.

\$271,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: The Trust is still in full force and effect and has not been revoked, modified or amended since the recording of the Certificate of Trust dated October 23, 2023, and recorded on November 13, 2023, in Instrument #2031113000332660.

SUBJECT TO ALL MATTERS OF RECORD

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 Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.



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IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, has hereto set its signature and seal this 8th day of July, 2024.

**Carl Vance Kinser Management Trust dated
November 24, 2014**

Carl Vance Kinser, Trustee
Carl Vance Kinser, Trustee

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carl Vance Kinser, Trustee of Carl Vance Kinser Management Trust dated November 24, 2014**, whose name is singed 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, he, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 8th day of July, 2024.

Notary Public

My Commission Expires: _____



