

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} Know All Men by These Presents,

COUNTY OF MADISON

That in consideration of the sum of **Two Hundred Twenty-Five Thousand And No/100 DOLLARS (\$225,000.00)** the amount of which can be verified in the sales contract between the parties hereto, and other good and valuable consideration to the undersigned Grantor, **Estate of Anthony Jasper Ardivino, Shelby County Probate Case No. PR-2024-000135**, (herein referred to as "Grantor"), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell and convey unto **Sandra M. Draper, a single woman and Rachael D. Crutchfield, a married woman** (herein referred to as "Grantee", whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby** County, Alabama to-wit:

Lot 109, according to the Survey of Wyndham Cottages - Phase II, as recorded in Map Book 27, Page 2, in the Probate Office of Shelby County, Alabama.

Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And Grantor does for itself and for its successors and assigns covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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 8th day of July, 2024.

Estate of Anthony Jasper Ardovino, Shelby County
Probate Case No. PR-2024-000135

BY: [Signature]
Anthony Ardovino
Personal Representative

STATE OF Tennessee
COUNTY OF Wilson

I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Anthony Ardovino whose named as Personal Representative of the Estate of Anthony Jasper Ardovino, Shelby County Probate Case No. PR-2024-000135 whose name(s) are/is signed to the foregoing conveyance and who are/is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the day the same bears date.

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

[Signature]
Notary Public

My Commission Expires: 4/26/25

(SEAL)



Grantor's Address: 108 Aarons Cress Blvd Hermitage, TN 37076

Grantee's Address: 9082 Brookline Ln Helena, AL 35080

Property Address: 9082 Brookline Ln Helena, AL 35080



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2024 01:56:03 PM
\$250.00 BRITTANI
20240710000209700

[Signature]