

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Charlotte Hart, Donald Lee Hart
Brandy M. Layman and Trent S. Hart
660 Waterford Lane
Calera, AL 35040

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **CHARLOTTE HART and DONALD LEE HART, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **CHARLOTTE HART, DONALD LEE HART, BRANDY M. LAYMAN and TRENT S. HART** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

Lot 581, according to the Survey of Waterford Highlands, Sector 4, Phase I, as recorded in Map Book 34, Page 73, in the Probate Office of Shelby County, Alabama.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this 21st day of June, 2024.

Charlotte Hart
CHARLOTTE HART

Donald Lee Hart
DONALD LEE HART

STATE OF ALABAMA
COUNTY OF SHELBY

I, Korie Dawn Eichelberger, a Notary Public in and for said County, in said State, hereby certify that **CHARLOTTE HART and DONALD LEE HART**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2024.

Korie Dawn Eichelberger
Notary Public
My Commission Expires: 01/28/25



