

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:

700 Ridgeway Avenue
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Seventy Thousand and 00/100 (\$270,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **JAMES ROBERT PINKSTON**, a single person, in hand paid by the GRANTEE(S), **DONALD R. WELDON** and **JOYCE ELEANOR WELDON**, 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 235, according to the Survey of Springs Crossing Sector 2, as recorded in Map Book 52, Page 57, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 2021070100319770.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record as set forth in the document recorded in Instrument No. 20190213000047140; Instrument No. 20200512000187860; Instrument No. 2020091000040404720 and Instrument No. 20210311000120750.

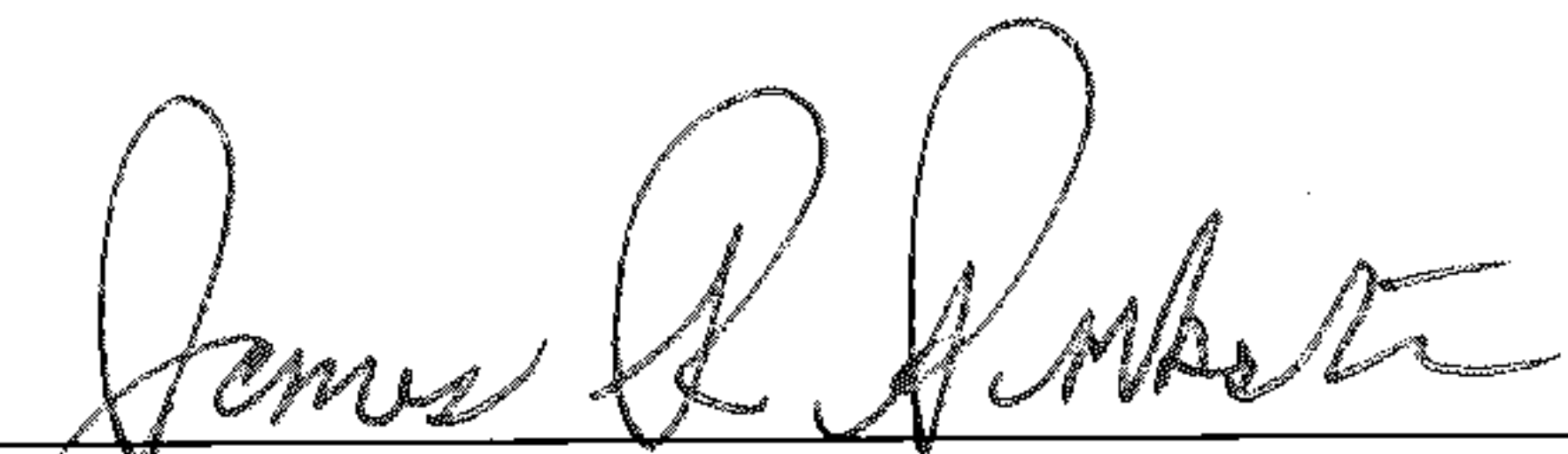
Easement to Alabama Power Company as recorded in Instrument No. 20191115000425870, in the Probate Office of Shelby County, Alabama.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

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 18th day of July, 2024.

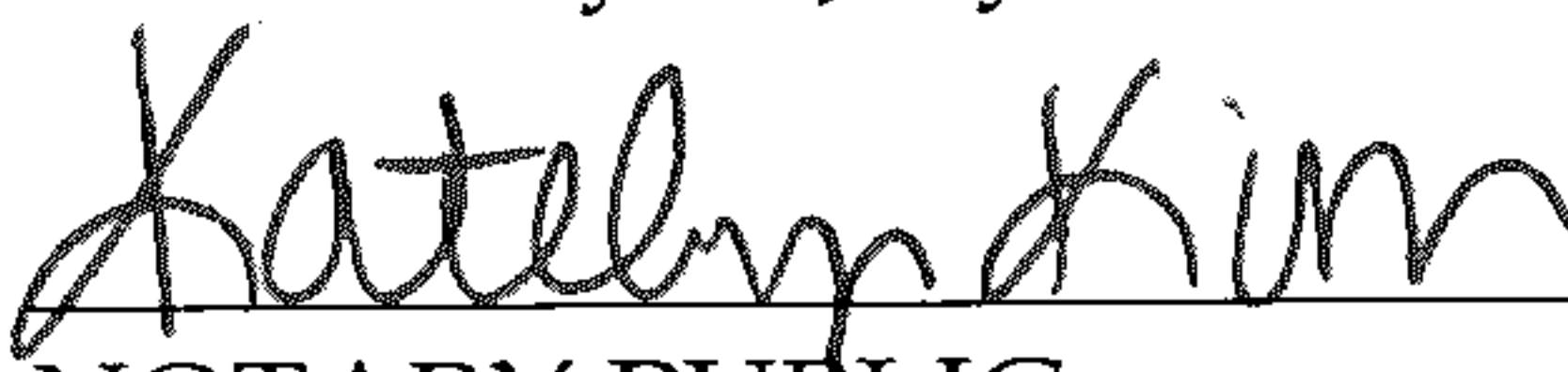


JAMES ROBERT PINKSTON

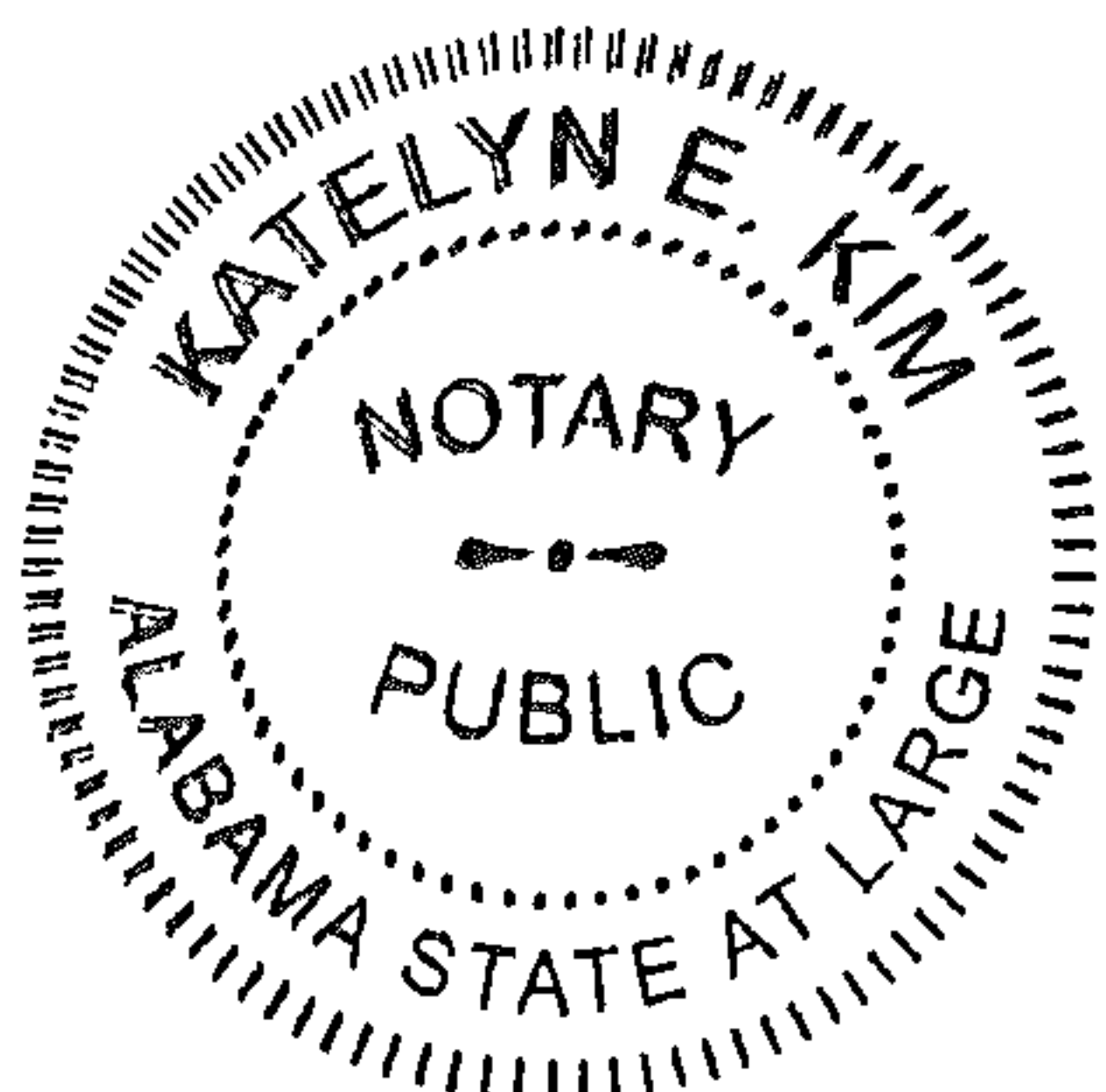
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **JAMES ROBERT PINKSTON** 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 18th day of July, 2024.



NOTARY PUBLIC
My Commission Expires: 12/03/2025



Address of Grantee:
3841 OAK AVENUE
MONTGOMERY, AL 36106

Address of Grantor:
303 HWY 497
VAIDEN, MS 39176

Property Address:
700 Ridgeway Avenue
Columbiana, AL 35051

Real Value: \$270,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/19/2024 08:55:38 AM
\$298.00 JOANN
20240719000220480

Allie S. Bayl