This instrument was prepared by:

Send tax notice to:

Joshua L. Hartman J L Hartman, P.C. P. O. Box 846 Birmingham, Alabama 35201 Annika M. Barba and David R. Barba 1117 Windsor Square Hoover, AL 35242

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
COUNTY OF SHELBY)

That in consideration of THREE HUNDRED THIRTY SIX THOUSAND AND 00/100 DOLLARS (\$336,000.00) to the undersigned grantor, Windsor Court, LLC, an Alabama Limited Liability Company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Annika M. Barba and David R. Barba, (herein referred to as Grantees), 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 112, according to the Survey of Windsor Court Phase 2, as recorded in Map Book 58, Page 72 A & B, in the Probate Office of Shelby County, Alabama.

\$305,212.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 the Grantor does hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

20240726000230520 07/26/2024 09:24:28 AM DEEDS 2/3

IN WITNESS W	VHEREOF, th	e said GRANT	TOR, by its Manag	ing Member, S	B Holding Corp., by its	5
the 25th of	July	<u> 202</u>		eyance, hereto	set its signature and sea	l, this
WINDSOR CO By: Mc Chief Finance	1					
STATE OF ALA	ABAMA)				
COUNTY OF JE	EFFERSON)				
Managing Membership the foregoing co- informed of the limited liability c	whose name per of WIND onveyance and contents of the company on the	SOR COURT SOR COURT who is know e conveyance, e day the same	ncial Officer of SE I, LLC, an Alaban wn to me, acknow he executed the se	Holding Corp a Limited Lial ledged before ame voluntaril	d State, hereby certify o., an Alabama Corpora oility Company, is signed me on this day that, by for and as the act of the corporation, 2024.	ed to
Notary Public						
My Commission	Expires: 03/	23/27	A A BLIC	W. Allen and a second and a sec		

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Windsor Court, LLC Mailing Address 3545 Market Street Hoover, AL 35226			Grantee's Name Mailing Address	Annika M. Barba and David R. Barba 1117 Windsor Square Hoover, AL 35242	
Property Address	1117 Windsor Square Hoover, AL 35242		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$	
(check one) (R Bill of S Sales Co Closing If the conveyar	Saleontract Statement	vidence is not re	equired Filed and Record Official Public R Judge of Probate Clerk Shelby County, A 07/26/2024 09:24 \$59.00 JOANN 20240726000230	Records e, Shelby County Alabama, County AL 4:28 AM	
		Instruction	ons		
	e and mailing address - provident mailing address.	le the name of the	he person or perso	ns conveying interest to property	
Grantee's name being conveye	_	le the name of t	he person or perso	ons to whom interest to property is	
. •	ess - the physical address of the to the property was conveyed	– –	g conveyed, if ava	ilable. Date of Sale - the date on	
-	e price - the total amount paid he instrument offered for reco		e of the property, l	ooth real and personal, being	
conveyed by tl		rd. This may be		both real and personal, being appraisal conducted by a licensed	
current use valuing proper	luation, of the property as dete	ermined by the	local official charg	e of fair market value, excluding ged with the responsibility of be penalized pursuant to Code of	
accurate. I furt		statements clair		I in this document is true and nay result in the imposition of the	
Date: July 25,	, 2024		Andrew Bryant	5 ⁵ 7 18	
Unattes		·	Sign	tool Orrenada sinala ana	
	(verified by)		(Grantor/Gran	ntee/Owner/Agent) circle one	

Form RT-1