

Send Tax Notice to:

Adam Powers and Sommer Powers
4113 S. Shades Crest Road
Hoover, Al 35244

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: 20220321000115290

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Four Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars (\$439,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Patricia C. Day, now known as Patricia C. Eddins, a married woman and joined by her husband Michael Eddins, as to their homestead**, (herein referred to as Grantor, whether one or more, singular or plural as context requires), whose mailing address is 13701 Hagler Coaling Road, Cottondale, Al 35453 does hereby grant, bargain, sell and convey unto **Adam Powers and Sommer Powers**, (herein referred to as Grantee, whether one or more, singular or plural as context requires), whose mailing address is 4113 S. Shades Crest Road, Hoover, Al 35244 for and during their joint lives as joint tenants 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, having an address of 4113 S. Shades Crest Road, Hoover, AL 35244, to wit:

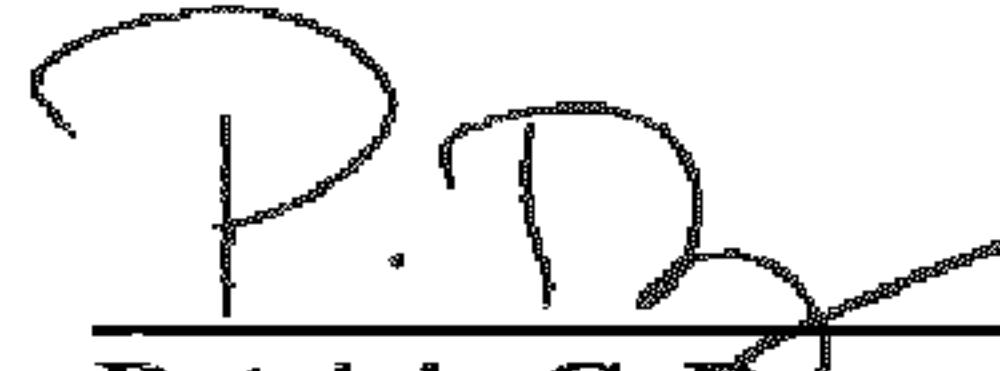
Part of Lot 1 and Plat A, according to the Map of R.B. Jones and wife, Jessie T. Jones, as recorded in Map Book 4, Page 69, in the Probate Office of Shelby County, Alabama. Begin at the Southwest corner of said Lot 1, and run in a Southeasterly direction and along the most Southerly line of said Lot 1 a distance of 240.34 feet; thence turn an angle to the left of 86°22' in a Northeasterly direction a distance of 212.51 feet to a point on the North line of said Plat A; thence turn an angle to the left of 121°13' in a Westerly direction a distance of 244.08 feet to the West corner of said Plat A; said point being on the Northeast right of way line of county road; thence turn an angle to the left of 41°24' in a Southwesterly direction along said road right of way line being also the Westerly line of Lot 1, for a distance of 71.1 feet to a point of beginning of a curve to the left, said curve having a radius of 2,219.95 feet and a degree of 7°03'; thence run along said curve in a Southwesterly direction and along said road right of way line and the Easterly line of Lot 1. a distance of 35.0 feet to the point of beginning.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$425,218.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, 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 the 31 day of July, 2024.



Patricia C. Day, now known as Patricia C. Eddins



Michael Eddins

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that Patricia C. Day, now known as Patricia C. Eddins, joined by her husband, Michael Eddins,, whose name(s) 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

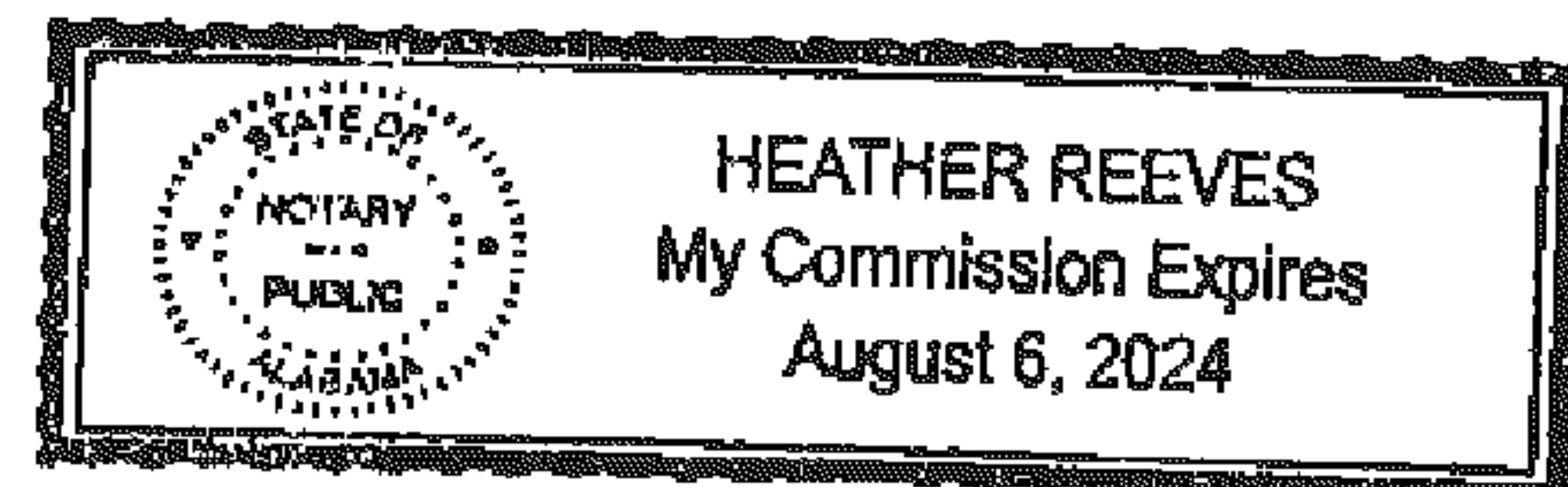
WITNESS my hand and official seal in the county and state aforesaid this the 31 day of July, 2024.


Notary Public

[SEAL]

My Commission Expires: 8.6.24

This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
1801 Oxmoor Road, Suite 100
Homewood, AL 35209
(205) 454-9121



File No.: ATB4233



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2024 01:16:18 PM
\$41.00 BRITTANI
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