

Send Tax Notice to:

138 Patriot Park  
Montevallo, AL 35115

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Twenty-four Thousand Nine Hundred 00/100s Dollars (\$424,900.00)**, between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Macall Miller Underwood and Riley G. Underwood, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 517 Founders Park Cir Hoover AL 35224 grant, bargain, sell and convey unto, **Roger N. Wheeler and Marci D. Wheeler** herein referred to as grantees) whose mailing address is 138 Patriot Park Montevallo AL 35115 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: **138 Patriot Park, Montevallo, AL 35115** to wit:

Lot 112, according to the Map of Heritage Trace, Phase I, Sector I, as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

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

**To Have and To Hold** to the said grantees, 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 grantees, 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 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 the 22 day of Aug, 2024

Macall Underwood  
Macall Miller Underwood

Riley G. Underwood  
Riley G. Underwood

STATE OF Alabama

Jefferson COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Macall Miller Underwood and Riley G. Underwood** 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, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 22<sup>nd</sup> day of Aug, 2024

My Commission Expires: 8-28-24

Jeninne H. Poe  
Notary Public



(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATB4205



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/26/2024 08:47:14 AM  
\$450.00 JOANN  
20240826000265110

Allie S. Bayl