

Send Tax Notice to:

Margaret Alismail
2441 Chuchura Road
Birmingham, Al 35244

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #20200421000155570

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Four Hundred Sixty One Thousand and 00/100 Dollars (\$461,000.00)**, 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, **Benjamin Bryan Goldman, a/k/a Bryan Goldman, a married man as to his non-homestead**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 2308 Fox Glen Circle, Vestavia, Al 35216 does hereby grant, bargain, sell and convey unto **Margaret Alismail** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 2441 Chuchura Road, Birmingham, Al 35244 for and the following described real estate, situated in Shelby County, Alabama, having an address 2441 Chuchura Road, Birmingham, AL 35244 to wit:

Lot 6, according to the survey of Indian Valley Ranchettes Subdivision, as recorded in Map Book 5, Page 77, in the Probate Office of Shelby County, Alabama.

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.

\$368,800.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. 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.

Deed Effective Date: August 27, 2024

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26 day of June, 2024.

Benjamin Bryan Goldman, a/k/a Bryan Goldman

STATE OF Alabama

COUNTY OF Jefferson

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Benjamin Bryan Goldamn, a/k/a Bryan Goldman**, 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.

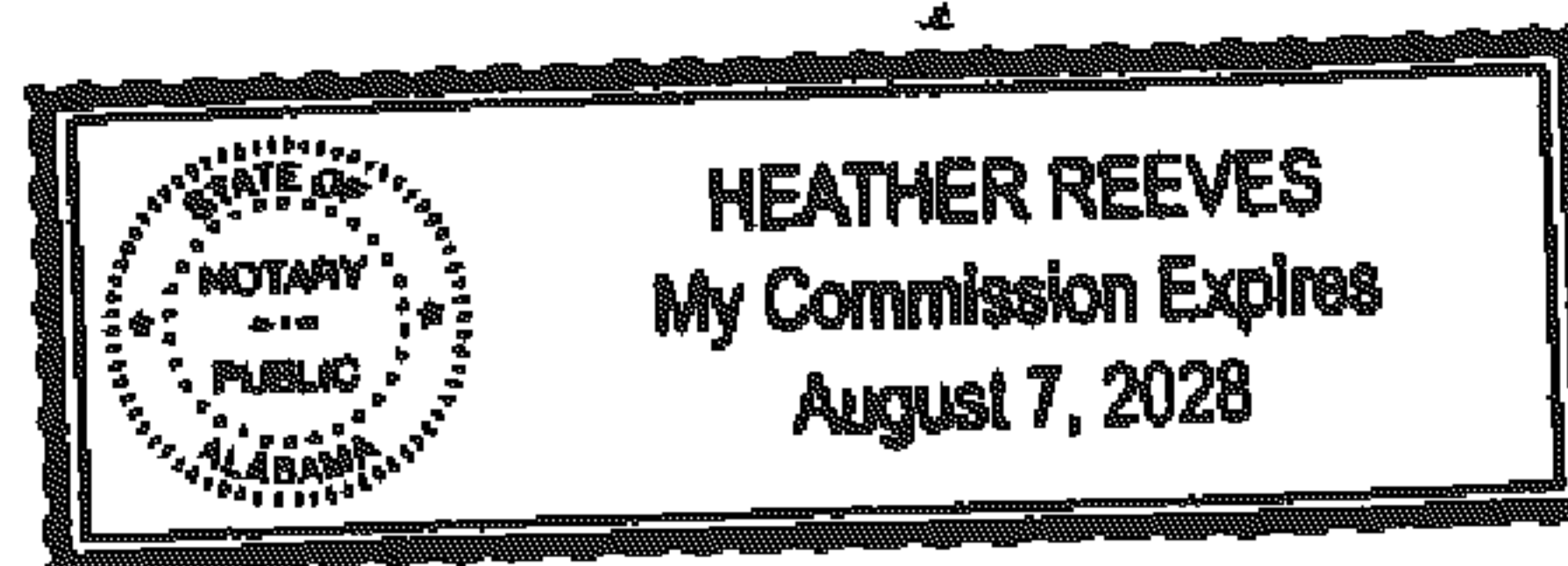
WITNESS my hand and official seal in the county and state aforesaid this the 26 day of June, 2024.

Heather Reeves
Notary Public

[SEAL]

My Commission Expires: 8.7.28

This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
4320 7th Avenue South
Birmingham, AL 35222
(205) 454-9121



File No.: ATB4192



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2024 12:58:03 PM
\$117.50 PAYGE
20240828000269000

Allen S. Bayl