

Send Tax Notice to:

Harry T. Daniel, Sr. and Harry T. Daniel, Jr.
337 Creekside Lane
Pelham, Al 35124

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #20061221000621270

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Three Hundred Three Thousand and 00/100 Dollars (\$303,000.00)**, 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, **Richard G. Burton, ESQ, as Administrator of the Estate of Ruth Ardis Yelton, deceased, as filed in Probate Case No. PR-2024-000577, in the Probate Court of Shelby County, Alabama.**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 337 Creekside Lane, Pelham, Al 35124 does hereby grant, bargain, sell and convey unto **Harry T. Daniel, Sr., and Harry T. Daniel, Jr.**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 337 Creekside Lane, Pelham, Al 35124 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 337 Creekside Lane, Pelhama, Al 35124 to wit:

Lot 154, according to the Final Plat of Holland Lakes, Sector 2, Phase 2, as recorded in Map Book 36, Page 55, in the Probate Office of Shelby County, Alabama (the "Property").

Together with the nonexclusive easement to use the Common Areas as more particularly described in Holland Lakes Declaration of Covenants, Conditions and Restrictions executed by the Holland Lakes, Inc., and filed for record as Instrument #20050425000196100 in the Probate Office of Shelby County, Alabama (the "Declaration").

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.

\$100,000.00 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 16th day of September, 2024.

The Estate of Ruth Ardis Yelton, as filed in Probate Case
No. PR-2024-000577

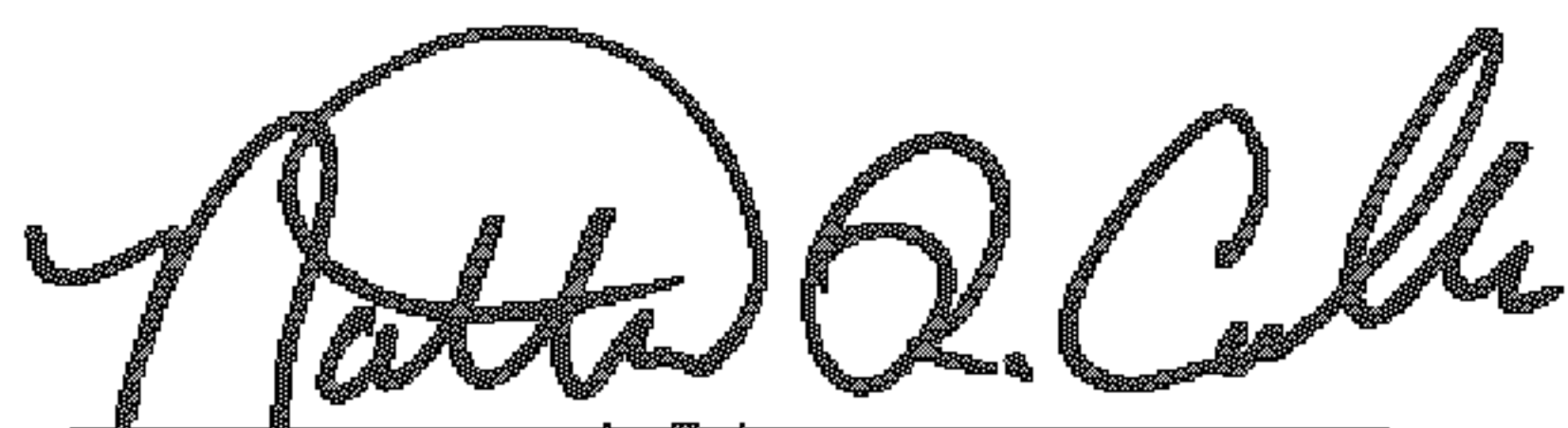

By: Richard G. Burton, Esq., Administrator

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that Richard G. Burton, Esq., as the Administrator of The Estate of Ruth Ardis Yelton, as filed in Probate Case No. PR-2024-000577, 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 in said official capacity.

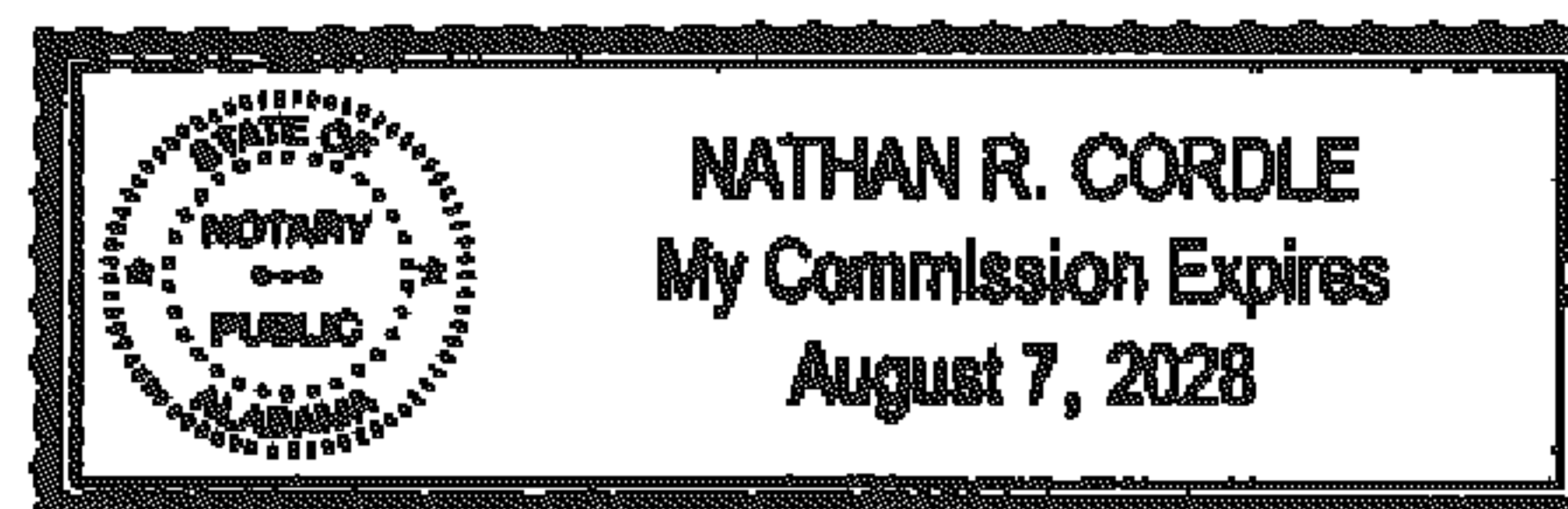
WITNESS my hand and official seal in the county and state aforesaid this the 16th day of September, 2024.


Notary Public

[SEAL]

My Commission Expires: 8/7/2028

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.: ATB4255



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/17/2024 11:28:59 AM
\$228.00 PAYGE
20240917000289880

Allen S. Bayal