

This instrument prepared by:

Send Tax Notices to:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Avenue South
Birmingham, AL 35205

Elizabeth Neal Cohen
Alan M. Cohen
1118 Eagle Nest Cir
Birmingham, AL 35242

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of Five Hundred Sixty Two Thousand Five Hundred and No/100 Dollars (\$562,500.00 to the undersigned Grantor(s), John R. Kitchen, Jr. and Juliann G. Kitchen, Husband and Wife, (herein referred to as Grantor(s)) in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor(s) do(es) by these presents, grant, bargain, sell and convey unto the said Elizabeth Neal Cohen and Alan M. Cohen, (herein referred to as Grantee(s)) as joint tenants with rights of survivorship, and upon the death of either of them, then unto 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 B-60 ACCORDING TO THE SURVEY OF GRIFFIN PARK AT EAGLE POINT, SECTOR 2, PHASE 2B, AS RECORDED IN MAP BOOK 54, PAGE 41 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Ad valorem taxes for the current tax year, 2024.
2. Easements, restrictions, conditions and reservations of record, if any.

\$463,500.00 of the purchase price recited above was paid by mortgage loan closed simultaneously herewith.

John R. Kitchen and John R. Kitchen, Jr. are one and the same person.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 I, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee(s), their heirs, successors 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 27th day of September, 2024.

 (SEAL)
John R. Kitchen, Jr.

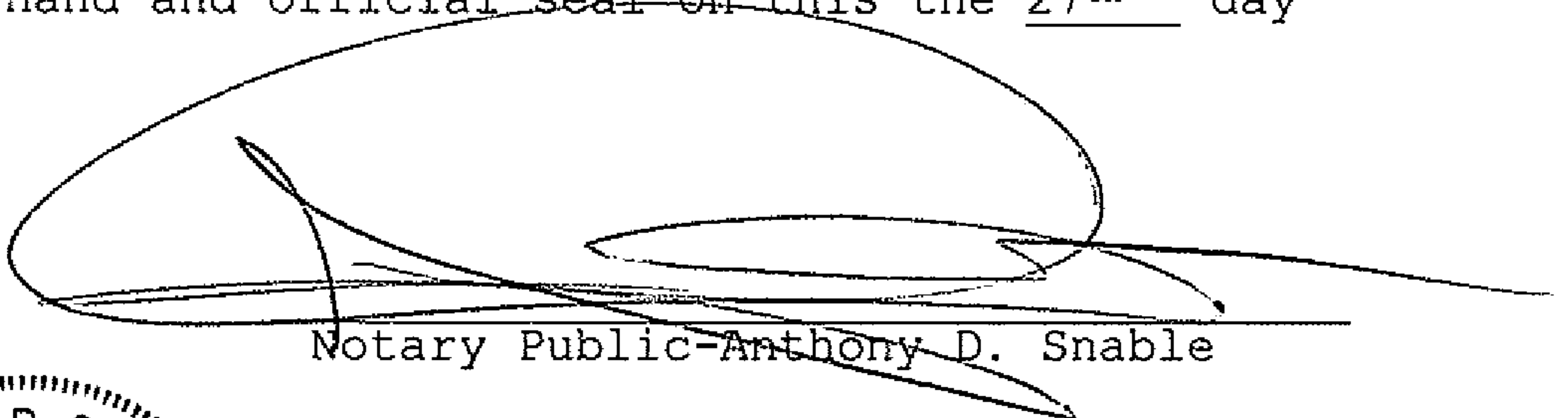
 (SEAL)
Juliann G. Kitchen

STATE OF ALABAMA)

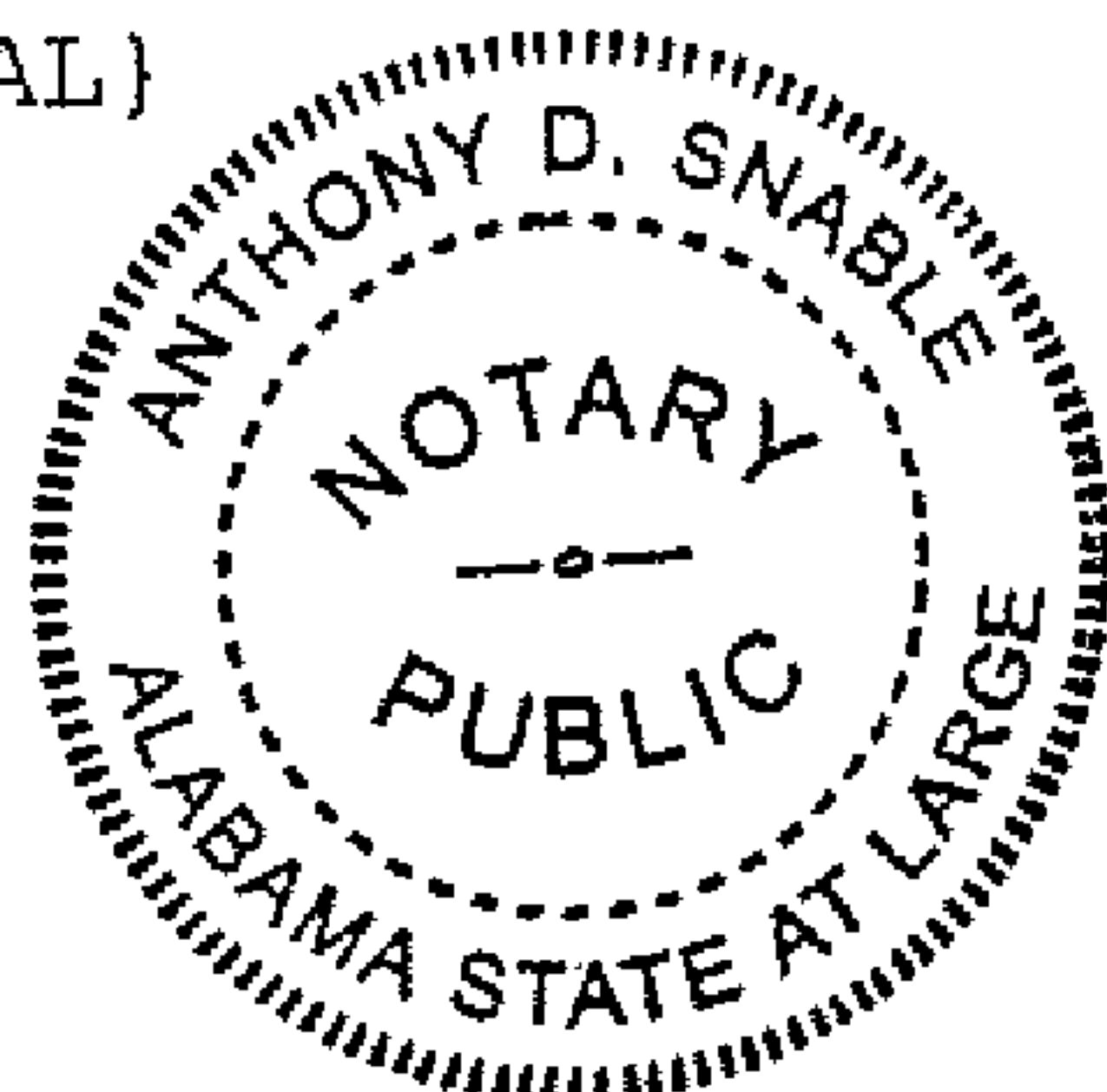
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Kitchen, Jr. and Juliann G. Kitchen, Husband and Wife, 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 the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal on this the 27th day of September, 2024.


Notary Public-Antony D. Snable

{NOTARIAL SEAL}



My Commission Expires: 08/29/2027

