

Send Tax Notice to:

Shane Patrick McCuen and Rebecca Anne McCuen
101 Lakewood Drive
Alabaster, AL 35007

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument # 20230103000000960; 20230104000003790

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW BY ALL MEN THESE PRESENTS, that effective this the 30th day of September, 2024, in consideration of **Five Hundred Forty Two Thousand and 00/100 Dollars (\$542,000.00)**, 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, **Marsha Mary Majors**, (herein referred to as Grantor, whether one or more, singular or plural as context requires), whose mailing address is 3850 Westover Road, Westover, AL 35147 does hereby grant, bargain, sell and convey unto **Shane Patrick McCuen and Rebecca Anne McCuen**, (herein referred to as Grantee, whether one or more, singular or plural as context requires), whose mailing address is 101 Lakewood Drive, Alabaster, Alabama 35007, 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 101 Lakewood Drive, Alabaster, AL 35007, to wit:

Lot 1, according to the Survey of Windy Oaks, Phase 3, as recorded in Map Book 15, Page 113, 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.

\$542,000.00
~~\$542,000.00~~ 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 24th day of September, 2024.

Marsha Mary Majors
Marsha Mary Majors

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Marsha Mary Majors**, 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 24th day of September, 2024.

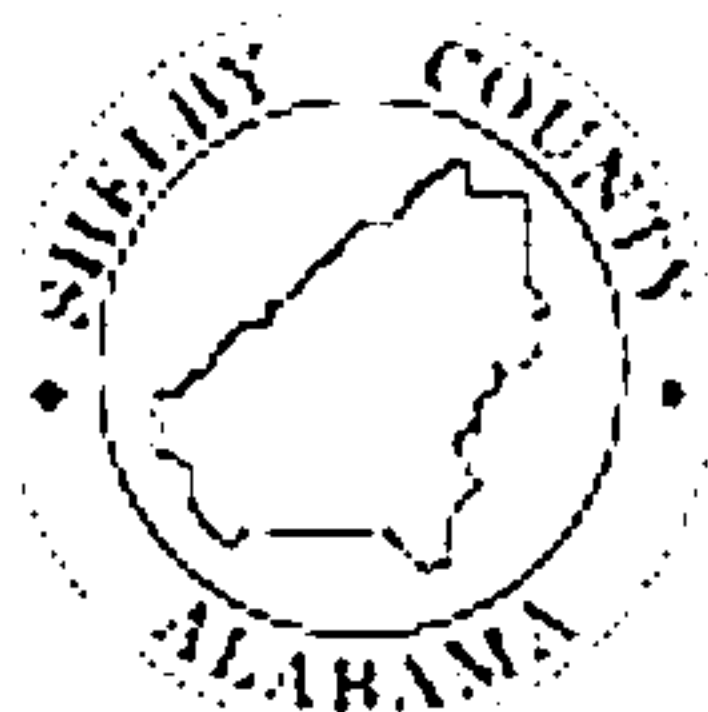
Nathan R. Cordle
Notary Public

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.: ATB4288

[SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2024 10:24:46 AM
\$26.00 BRITTANI
20241002000308240

Alvin S. Bayl