

Prepared By:
Waterfront Closing & Title, LLC
Matthew G. Garmon, Esq.
427 2nd Avenue Southwest
Cullman, AL 35055

Grantee's Address:
3621 Robin Circle
Birmingham, AL 35242

Property Address:
3621 Robin Circle
Birmingham, AL 35242

Grantor's Address:
422 County Road 1387
Vinemont, AL 35179

Purchase Price \$395,000.00
Evidenced by Settlement Statement

Close Date: November 1, 2024

State of Alabama
County of Shelby

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Jeremy Simpson and Courtney Rebecca Brown Simpson, a married couple** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the **Gerard Younger and Kylie Younger** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together as joint tenants with right of survivorship, with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Sunny Meadows, 3rd Sector, as recorded in Map Book 9, Page 91 A and B in the Probate Office of Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

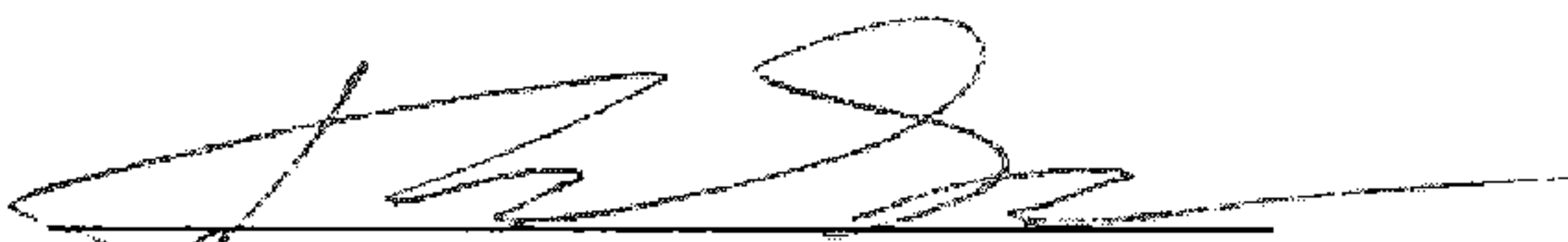
The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise initiated.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 25th day of October, 2024.



Jeremy Simpson


Courtney Rebecca Brown Simpson

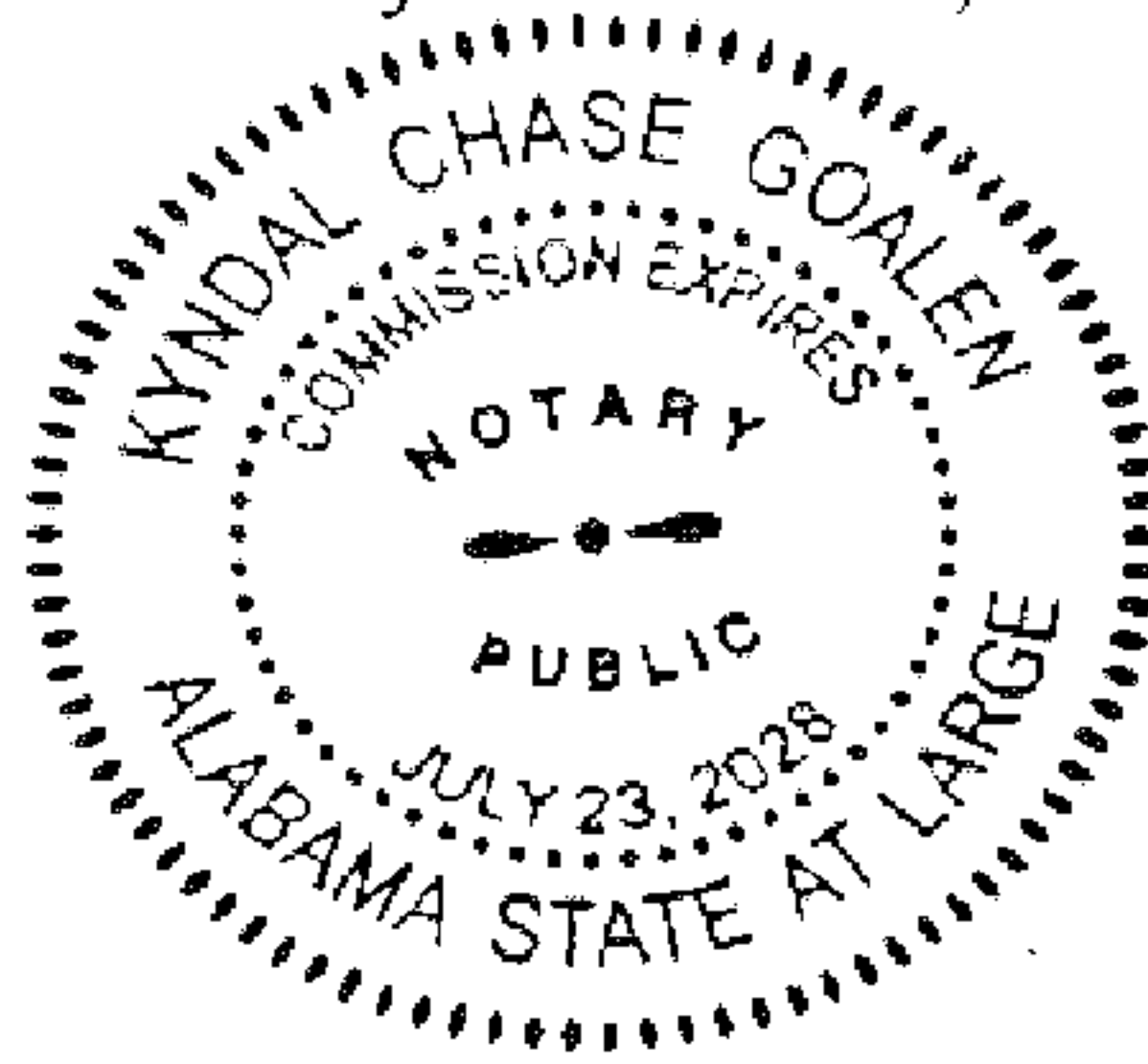
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jeremy Simpson and Courtney Rebecca Brown Simpson**, whose name(s) is/are signed to the foregoing conveyance, and who is 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 this 25th day of October, 2024.



Notary Public
My Commission Expires: **7/23/2028**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2024 08:09:13 AM
\$45.00 BRITTANI
20241104000341950

