

Send Tax Notice to:

Seva Home and Commercial Solutions, LLC
124 Biltmore Dr
Birmingham, AL 35242

[Space Above This Line for Recording Data]

WARRANTY DEED

Source of Title: Instrument #20180521000174030

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)**, 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, **David Alan Rikard and James Dewey Shannon, Jr., individually and as Co-Trustees of the Shannon Family Residence Trust**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 2250 Highland Ave. S. Apt. 63 B'ham, AL 35205 does hereby grant, bargain, sell and convey unto **Seva Home and Commercial Solutions, LLC, an Alabama limited liability company** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 124 Biltmore Dr., Birmingham, AL 35242, the following described real estate, situated in Shelby County, Alabama, having an address 4200 Eagle Nest Cove, Birmingham, AL 35242 to wit:

Lot 409, according to the Survey of Eagle Point Fourth Sector, as recorded in Map Book 17, Page 116, 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.

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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2024 10:32:03 AM
\$401.00 DANIEL
20241105000344670

Allie S. Beal

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of Nov., 2024.

David Alan Rikard
David Alan Rikard, individually and as Co-Trustee
of the Shannon Family Residence Trust

James Dewey Shannon, Jr.
James Dewey Shannon, Jr., individually and as Co-
Trustee of the Shannon Family Residence Trust

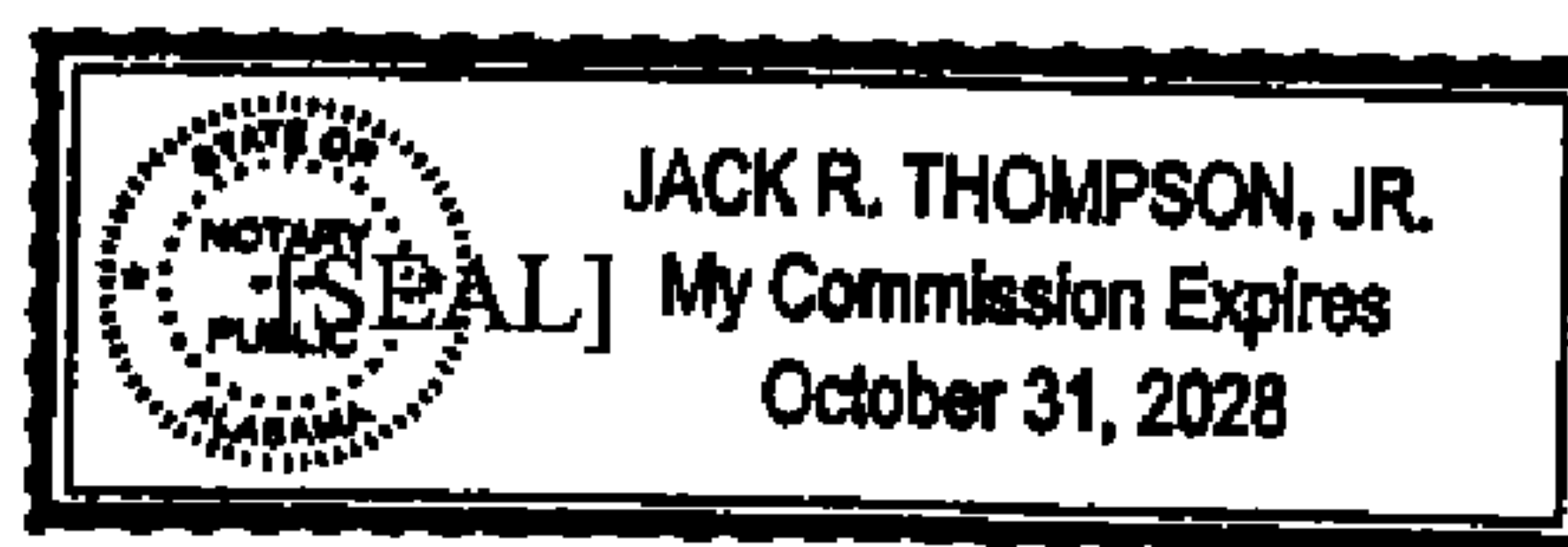
STATE OF Alabama

COUNTY OF Tetters

I, Jack R. Thompson, Jr., a Notary Public in and for
said county in said state, hereby certify that **David Alan Rikard and James Dewey Shannon, Jr.,
individually and in their official capacities as Co-Trustees of the Shannon Family Residence Trust,**
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 4th day of
Nov., 2024.

Jack R. Thompson, Jr.
Notary Public



My Commission Expires: 10/31/2028

This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
1801 Oxmoor Road, Suite 100
Birmingham, AL 35209

File No.: ATB4346