

SEND TAX NOTICE TO:

Phillip A. Latko and Hannah K. Latko
320 Bedford Circle
Calera, AL 35040

This instrument prepared by:

S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED FIFTY EIGHT THOUSAND AND 00/100 (\$258,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Brian L. Walden and Norina L. Walden Treanor, as Personal Representatives of the Estate of Olga Borghello Walden, deceased, Shelby County Probate Case No. PR-2024-000930, and Brian L. Walden, a married man, and Norina L. Walden Treanor, a married woman, Individually and as Devisees of the Estate of Olga Borghello Walden, deceased, Shelby County Probate Case No. PR-2024-000930**, whose address is 932 Meriweather Drive, Calera, AL 35040 (hereinafter "Grantor", whether one or more), by **Phillip A. Latko and Hannah K. Latko**, whose address is 320 Bedford Circle, Calera, AL 35040 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Phillip A. Latko and Hannah K. Latko, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 320 Bedford Circle, Calera, AL 35040 to-wit:**

Lot 731, according to the survey of Savannah Pointe, Sector VII, as recorded in Map Book 31, Page 101, in the Probate Office of Shelby County, Alabama.

Olga Borghello Walden was one and the same person as Olga Walden, grantee in that certain deed recorded in Instrument No. 20080606000230460, in the Probate Office of Shelby County, Alabama. Olga Borghello Walden was also one and the same person as Olga B. Walden.

Olga Borghello Walden (AKA Olga Walden and Olga B. Walden), having died on or about June 27, 2024, was the surviving grantee of that certain deed recorded in Instrument No. 20080606000230460, in the Probate Office of Shelby County, Alabama; the other grantee, Landis L. Walden, having died on or about August 17, 2016. Landis L. Walden was one and the same person as Landis Lee Walden.

The subject property conveyed herein does not constitute the homestead of the Grantors, Brian L. Walden and Norina L. Walden Treanor, nor the homestead of their respective spouses.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$206,400.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of November, 2024.

Brian L. Walden

**Brian L. Walden, as Personal Representative
of the Estate of Olga Borghello Walden, deceased, Shelby
County Probate Case No. PR-2024-000930**

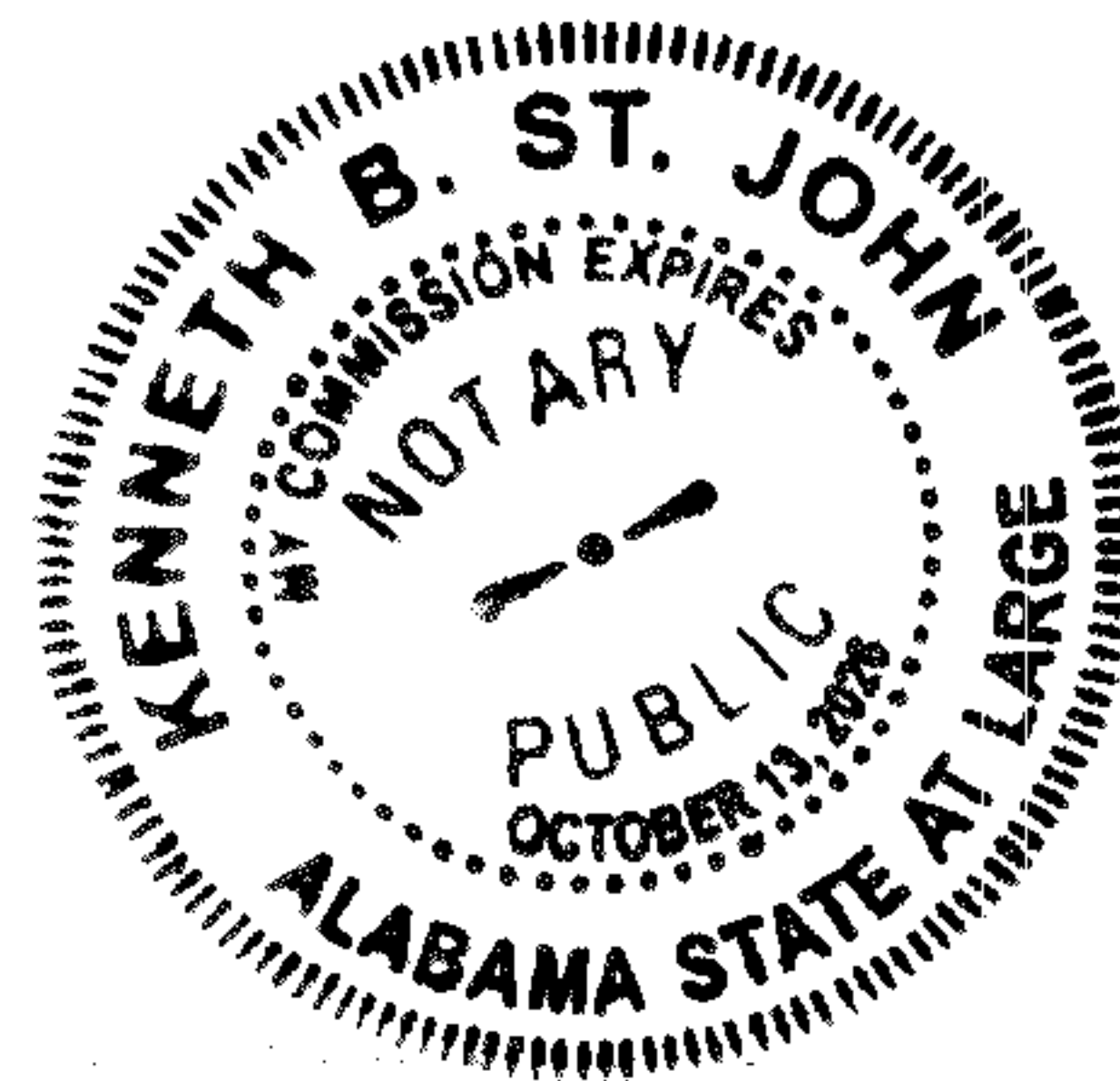
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Brian L. Walden**, whose name as Personal Representative of the Estate of Olga Borghello Walden, deceased, Shelby County Probate Case No. PR-2024-000930, is 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, as such Personal Representative, and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2024.

Kenneth B. St. John
Notary Public

Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



[SEAL]

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 8th day of November, 2024.

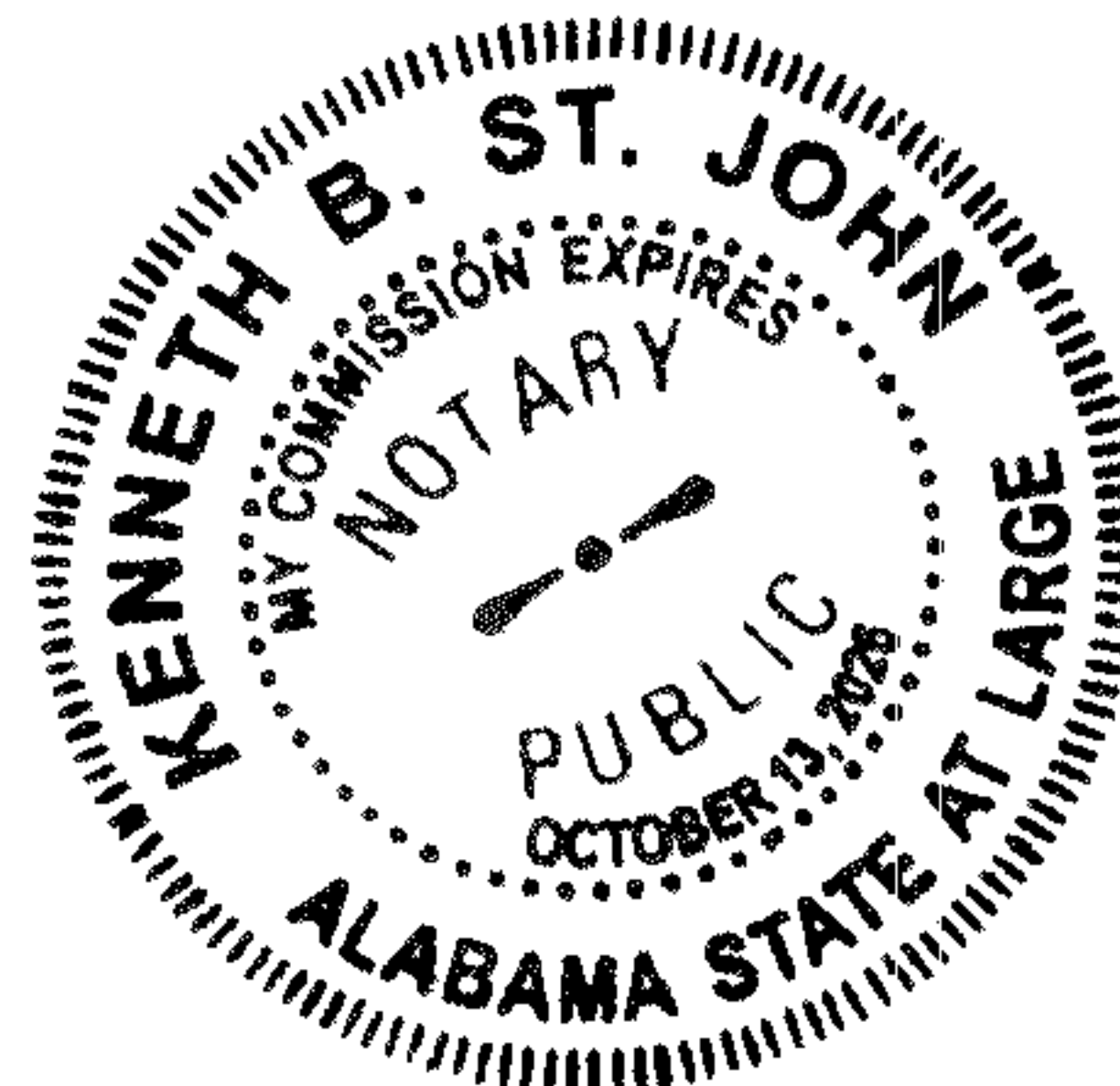
Brian L. Walden
Brian L. Walden

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Brian L. Walden**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November, 2024.

Kenneth B. St. John
Notary Public
Print Name: Kenneth B. St. John
My Commission Expires: 10/13/2026



[SEAL]

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4TH day of November, 2024.

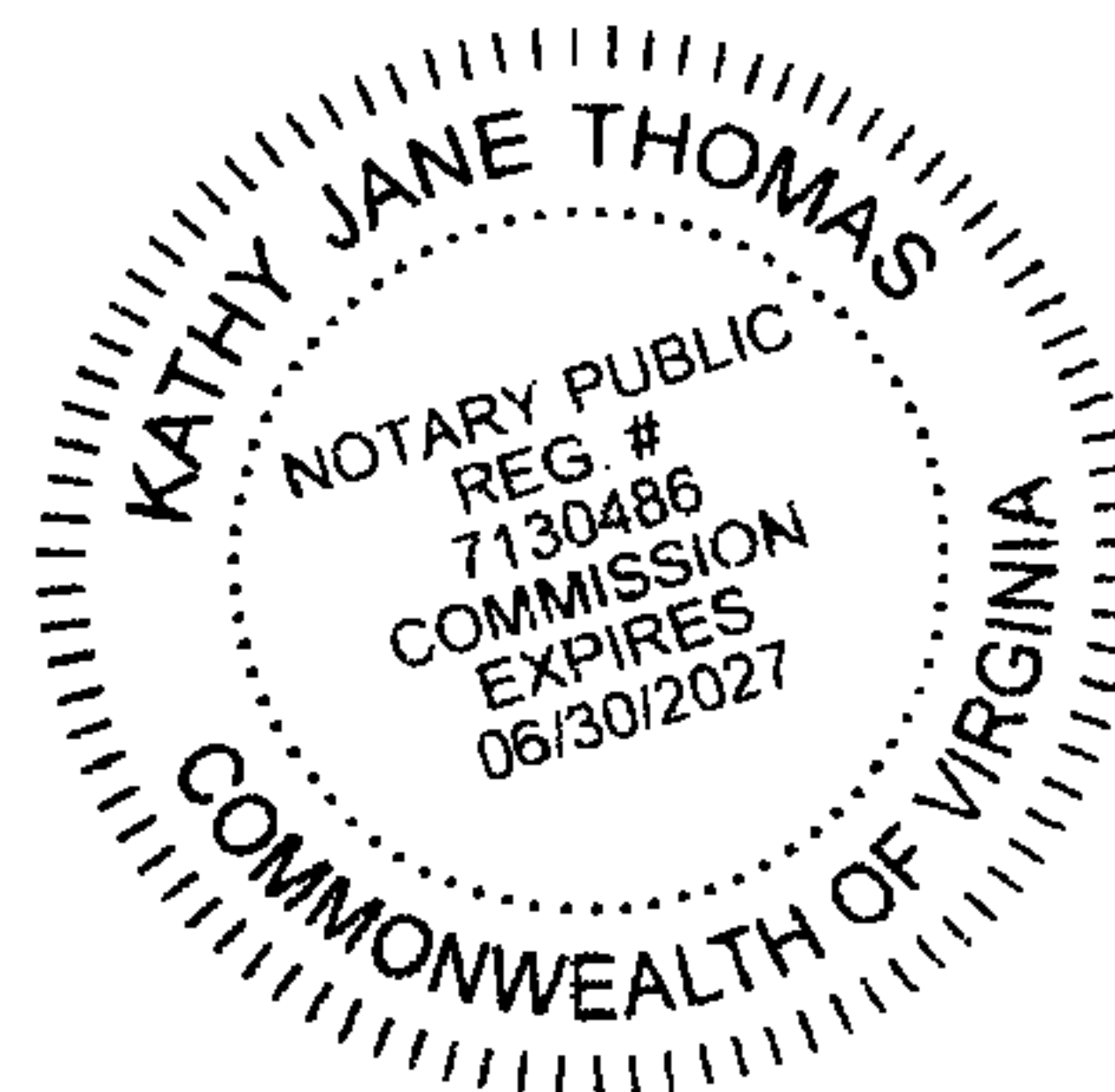
Norina L. Walden Treanor
Norina L. Walden Treanor, as Personal Representative
of the Estate of Olga Borghello Walden, deceased, Shelby
County Probate Case No. PR-2024-000930

STATE OF Virginia
COUNTY OF Loudoun

I, the undersigned Notary Public in and for said County and State, hereby certify that **Norina L. Walden Treanor**, whose name as Personal Representative of the Estate of Olga Borghello Walden, deceased, Shelby County Probate Case No. PR-2024-000930, is 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, she, as such Personal Representative, and with full authority, executed the same voluntarily for and as the act of said estate on the day the same bears date.

Given under my hand and official seal this 4TH day of November, 2024.

Kathy Jane Thomas
Notary Public
Print Name: Kathy Jane Thomas
My Commission Expires: 06-30-2027



[SEAL]

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 4TH day of November, 2024.

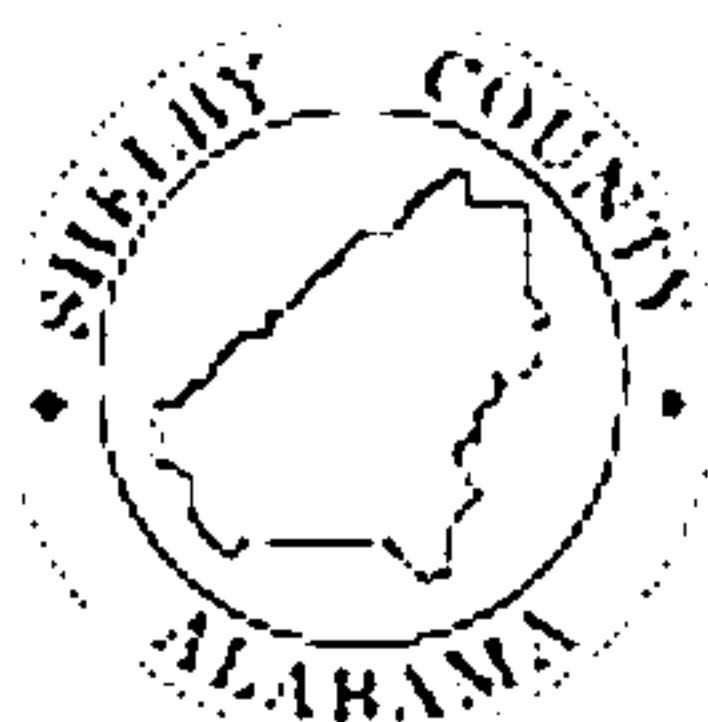
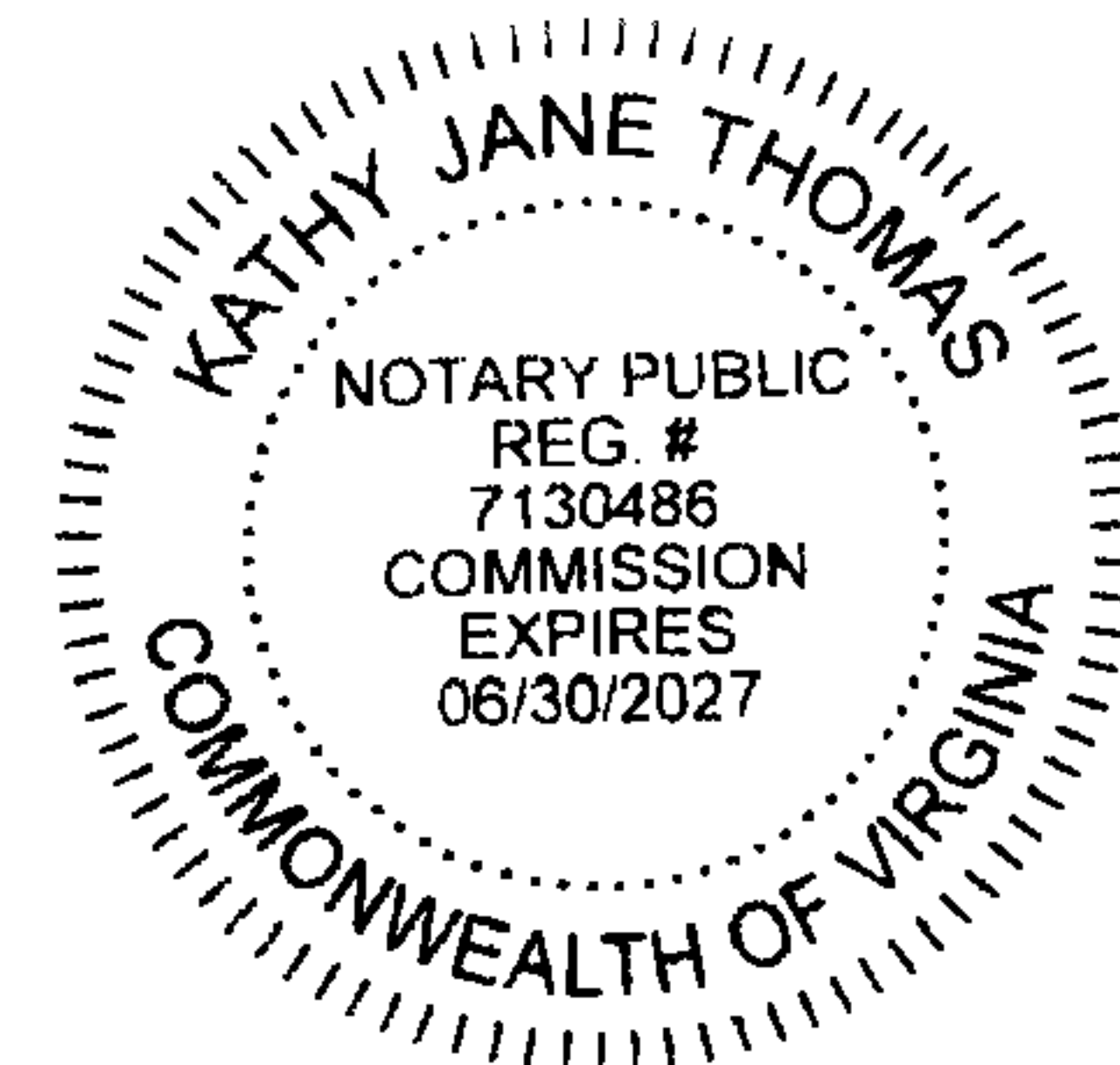
Norina L. Walden Treanor
Norina L. Walden Treanor

STATE OF Virginia
COUNTY OF Loudoun

I, the undersigned Notary Public in and for said County and State, hereby certify that **Norina L. Walden Treanor**, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4TH day of November, 2024.

Kathy Jane Thomas
Notary Public
Print Name: Kathy Jane Thomas
My Commission Expires: 06-30-2027



Filed and Recorded [SEAL]
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/12/2024 08:58:14 AM
\$91.00 JOANN
20241112000349850

Allen S. Bayl