

THIS INSTRUMENT PREPARED BY:
Rebecca Holden Keene
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STATE OF ALABAMA

COUNTY OF SHELBY



20241127000368200 1/2 \$33.00
Shelby Cnty Judge of Probate, AL
11/27/2024 11:18:39 AM FILED/CERT

SURVIVORSHIP WARRANTY DEED

In consideration of EIGHT THOUSAND AND 00/100 dollars (\$8,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, **Lunko Realty LLC, a Wyoming Limited Liability Company**, ("Grantor"), does hereby grant, bargain, sell, and convey to **Eric Groce and Cynthia Groce** ("Grantees"), for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following real estate situated in Shelby County, Alabama, and described more particularly as follows (the "Property"):

A parcel of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, being Lot 21 of the Willows Subdivision, as recorded in Map Book 27, Page 62, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

COMMENCE at the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South 03 degrees 07 minutes 45 seconds West along the East boundary of said 1/4-1/4 section for a distance of 25.48 feet to a 5/8" capped rebar found at the Southeast corner of Lot Number 16, Phase Two, of the Willows Subdivision, as recorded in Map Book 27, Page 62; Thence South 03 degrees 03 minutes 07 seconds West for a distance of 99.05 feet to an iron pin set; Thence South 03 degrees 03 minutes 07 seconds West for a distance of 88.56 feet to an iron pin set; Thence South 03 degrees 03 minutes 07 seconds West for a distance of 145.27 feet to an iron pin set; Thence South 03 degrees 03 minutes 07 seconds West for a distance of 304.89 feet to a 1/2" capped rebar found on the Northeasterly right of way margin of Shelby County Highway 83 (80' right of way) and the POINT OF BEGINNING of the herein described parcel of land; Thence North 67 degrees 13 minutes 24 seconds West along said right of way for a distance of 388.29 feet to a 5/8" capped rebar found; Thence leaving said right of way, North 69 degrees 51 minutes 07 seconds East for a distance of 175.17 feet to an iron pin set on the Southwest right of way margin of Cotton Circle; Thence South 17 degrees 36 minutes 47 seconds East along said right of way for a distance of 21.40 feet to an iron pin set at a point on a curve to the left, having a radius of 50.00 feet, a chord bearing of South 41 degrees 49 minutes 00 seconds East and a chord length of 96.71 feet; Thence along the arc of said curve, and continuing along said right of way, for a distance of 96.71 feet to an iron pin set; Thence leaving said right of way, South 27 degrees 05 minutes 03 seconds East for a distance of 200.00 feet to the POINT OF BEGINNING. Containing 0.60 acres, more or less.

Together with the appurtenances thereunto belonging.

This conveyance is subject to any and all restrictive covenants, easements, setback lines and/or zoning ordinances that may be applicable to the Property.

Source of Title: Deed recorded as Instrument # 20230705000200240 in the office of the Judge of Probate of Shelby County, Alabama.

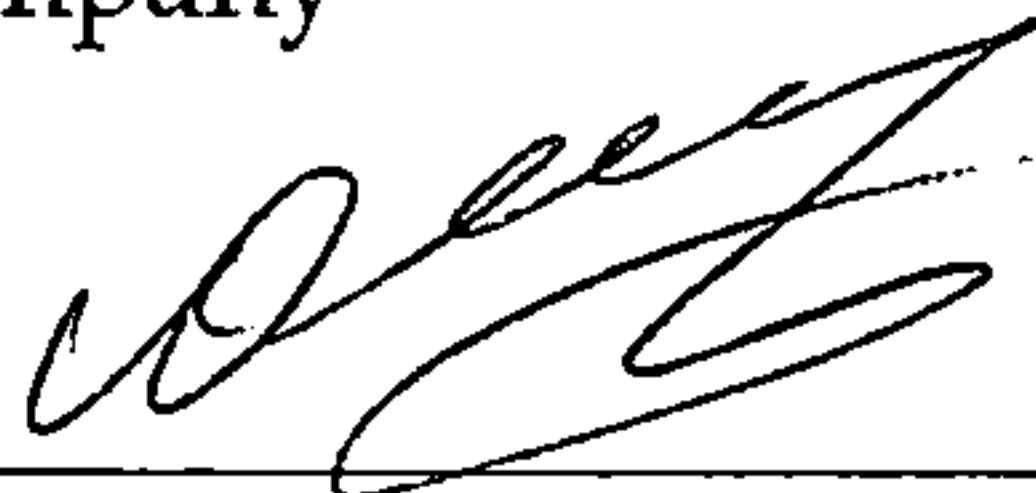
TO HAVE AND TO HOLD to the Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of the Property; that the Property is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the Property as aforesaid; that it and its successors and assigns shall warrant and defend the same to the Grantees, their heirs and assigns forever, against the lawful claims of all persons.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama § 40-22-1(h) (1975).

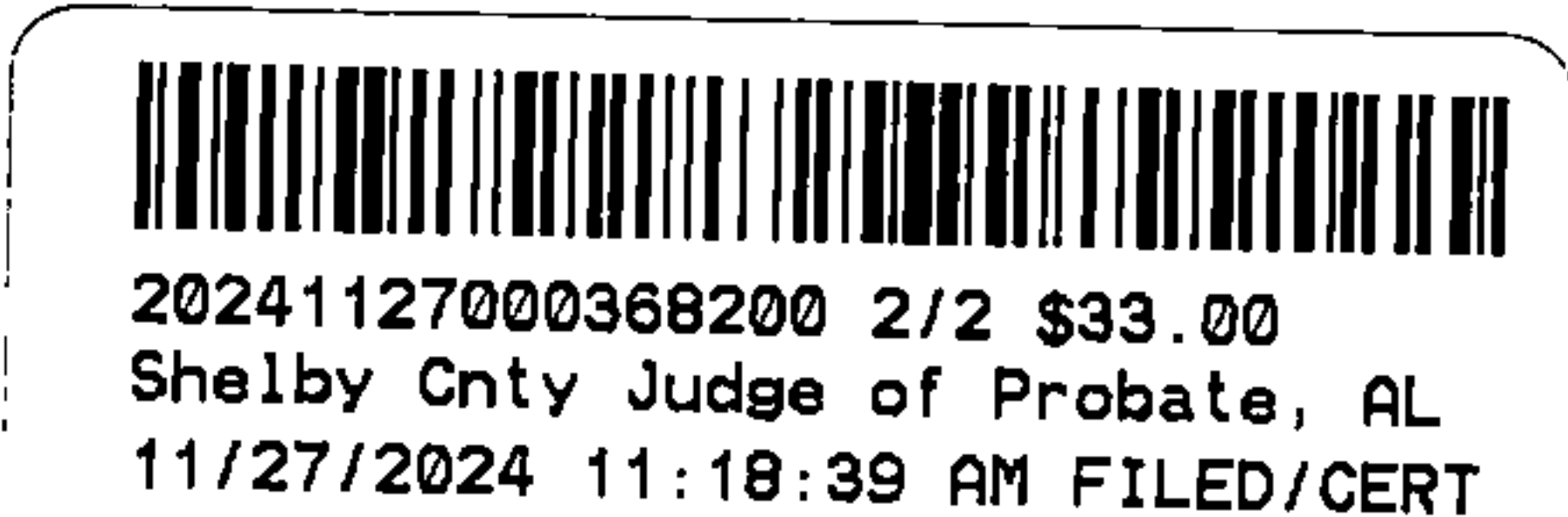
Executed this 26th day of November, 2024.

Lunko Realty LLC, a Wyoming Limited Liability Company



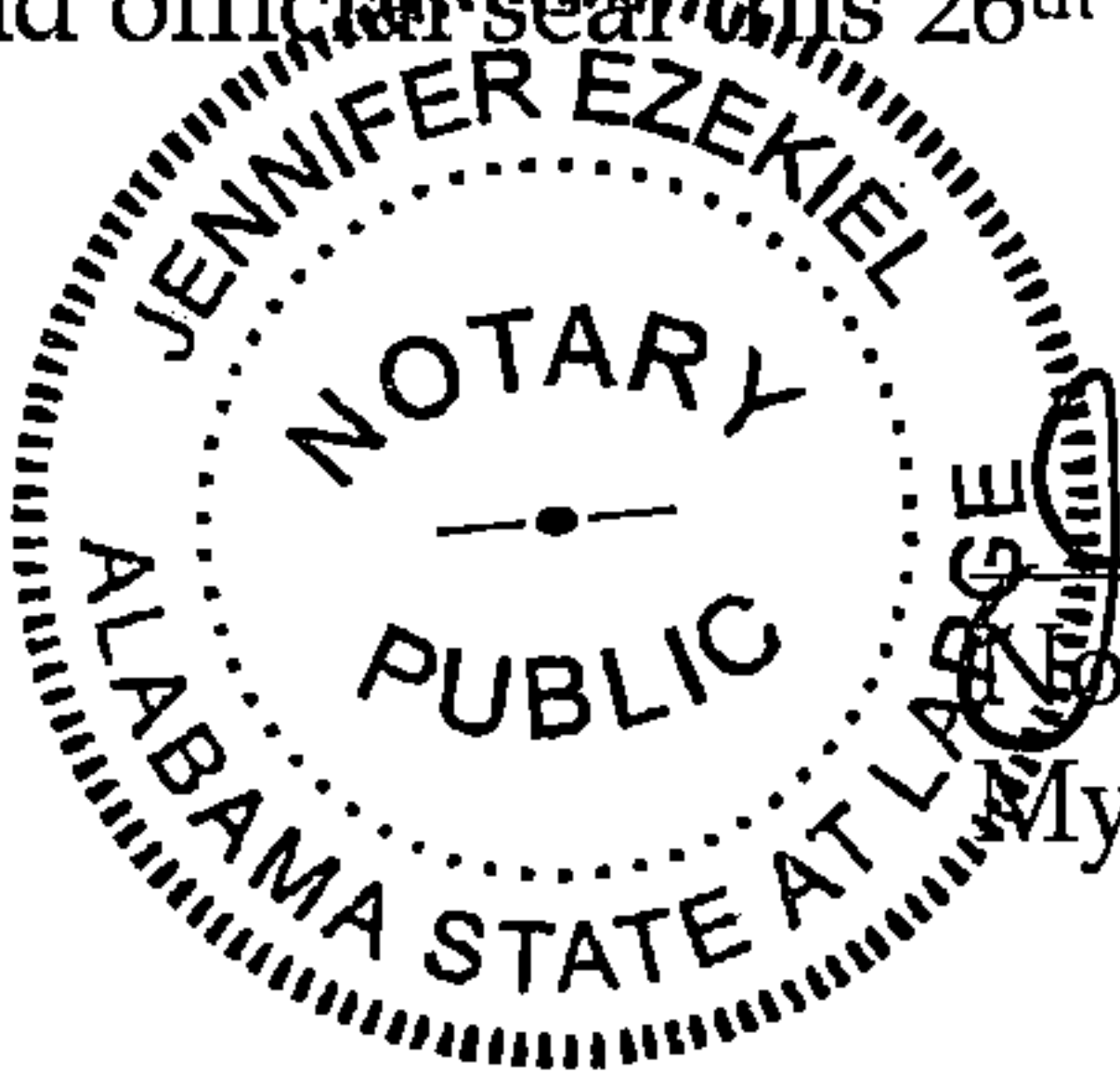
By: Vitalii Lunko, Authorized Member

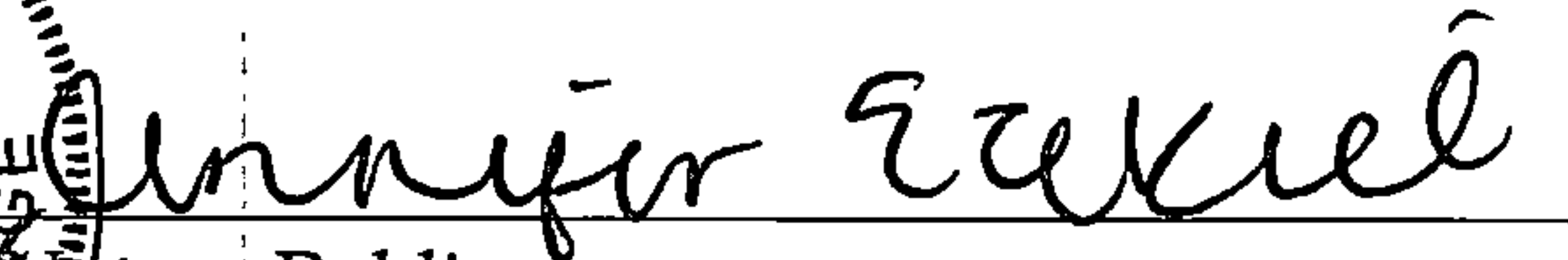
STATE OF ALABAMA
COUNTY OF LAUDERDALE



I, the undersigned authority, a Notary Public in and for said County and in said State, hereby certify that **Vitalii Lunko**, whose name is signed as Authorized Member of **Lunko Realty LLC**, to the foregoing Survivorship Warranty Deed and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, he in his capacity as such and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of November, 2024.




Notary Public
My Commission Expires: 4/1/25

Grantor Address	Grantee Address	Property Address
<u>5840 Redbug Lake Rd. Unit 255</u>	<u>124 Cotton Circle</u>	124 Cotton Circle
<u>Winterspring, FL 32708</u>	<u>Vincent, AL 35178</u>	Vincent AL 35178
	<u>5110 Heatherbrooke Pkwy</u>	
	<u>Birmingham, AL 35242</u>	

Mail tax notices to Grantees at the address above.