

THIS INSTRUMENT PREPARED BY:
KATHERINE H WATKINS
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

Send Tax Notice to Grantee.
GRANTEE'S ADDRESS:
Kenneth M Graves
Cynthia K Graves
120 Carnoustie Drive
Pelham, Al 35124

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

20250117000017590 1/1 \$332.00
Shelby Cnty Judge of Probate, AL
01/17/2025 12:03:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00) Dollars, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, OMAR G TOUCHSTONE, III, a married individual, whose address is 1615 Highway 468, Vincent, AL (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, KENNETH M GRAVES AND CYNTHIA K GRAVES, whose address is 1;20 Carnoustie Drive, Pelham, AL, (hereinafter referred to as GRANTEES) for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2, according to the Survey of Beech Hollow, a private subdivision, as recorded in Map Book 51, page 3, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, building lines, easements, rights of way, and restrictions of record.

Property Address is 225 Forest Oaks Drive, Chelsea, AL 35043.

Subject property does not constitute the homestead of the Grantor herein, as defined by the Code of Alabama.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S successors, heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR,, has hereunto set his hand and seal this the 30 day of December, 2024.

OMAR G. TOUCHSTONE, III

STATE OF ALABAMA)
COUNTY OF SHELBY)

Shelby County, AL 01/17/2025
State of Alabama
Deed Tax:\$310.00

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Omar G. Touchstone, III, whose name is signed to the foregoing Instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30 day of December, 2024.

Katherine Watkins
NOTARY PUBLIC

My Commission Expires: 8/14/2025