

This instrument was prepared by:
Carrie Townes Cotney, Attorney
Townes & Woods, PC
717 Kerr Drive, Gardendale, Alabama 35071
(205) 631-4019

Send Tax Notice to:
Carolyn H. Linderman
3042 Adams Mill Drive
Chelsea, AL 35043

WARRANTY DEED
(Joint Tenants with Right of Survivorship)
(Without Title Opinion)

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I or we, **Carolyn H. Linderman, an unmarried woman, and Laura Prater, a married woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Carolyn H. Linderman, Laura Prater and Gary W. Linderman** (herein referred to as grantees, whether one or more), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to wit:

Lot 31, Adams Mill Subdivision Second Addition, according to the Map or Plat thereof recorded in Map Book 49, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

Carolyn H. Linderman and Laura Prater are the surviving grantees of that certain deed recorded in 20200730000320120, the other grantee, Gordon Wayne Linderman having died on or about February 26, 2021.

The above described property is not the homestead of the grantor, Laura Prater herein, as referenced in Code Section 6-10-2.

This description provided by grantor. The draftsman makes no warranty that the description referenced in this document is correct, or that the grantor is the owner of the premises. Unless separately contracted for, no title examination has been performed, and there are no representations made that any subdivision restrictions, state, county or city regulations have been complied with. Further, there are no warranties concerning prescription or adverse possession by surrounding landowners or existing easements that may exist on the property but are not referenced in this document.

TO HAVE AND TO HOLD to 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.

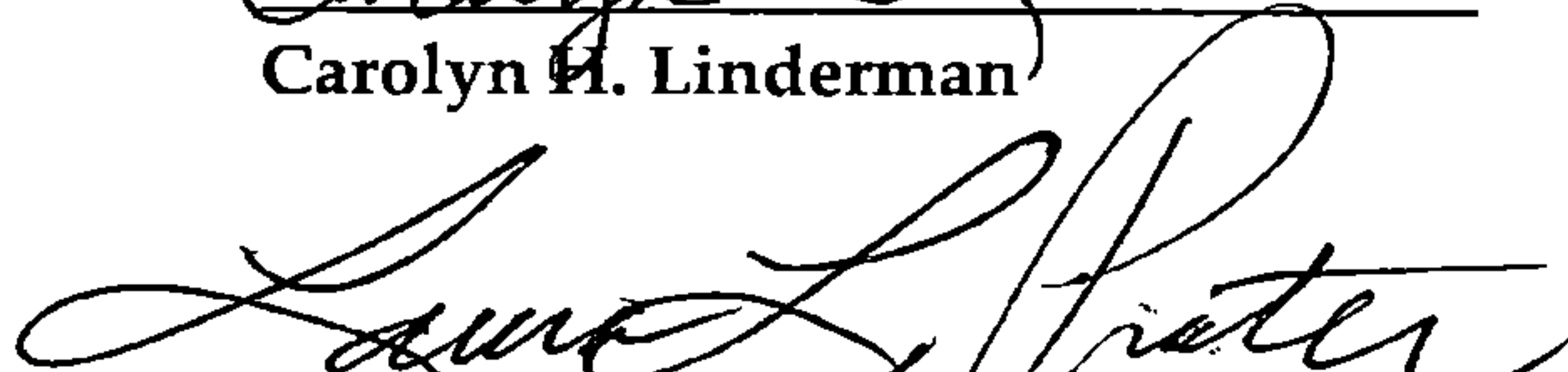
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, his, her or their heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have 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 grantees, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code § 40-22-1, the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Address: Carolyn H. Linderman, 3042 Adams Mill Drive, Chelsea, AL 35043; and Laura Prater, 72 Pine Needle Cove, Chelsea, AL 35043	
Grantee's Name and Address: Carolyn H. Linderman, 3042 Adams Mill Drive, Chelsea, AL 35043; Laura Prater, 72 Pine Needle Cove, Chelsea, AL 35043; and Gary W. Linderman, 133 Foster Road, Leeds, AL 35094	
Property Address: 3042 Adams Mill Drive, Chelsea, AL 35043	
Parcel ID: 09-7-26-0-003-033.000	Date of Sale: February 29th, 2024
Total Purchase Price / Value: \$129,400.00 (1/3 interest)	
Purchase Price / Value can be verified in: Shelby County Tax Assessor	

IN WITNESS WHEREOF, We have hereunto set our hand and seal this the 29th day of February, 2024.


Carolyn H. Linderman

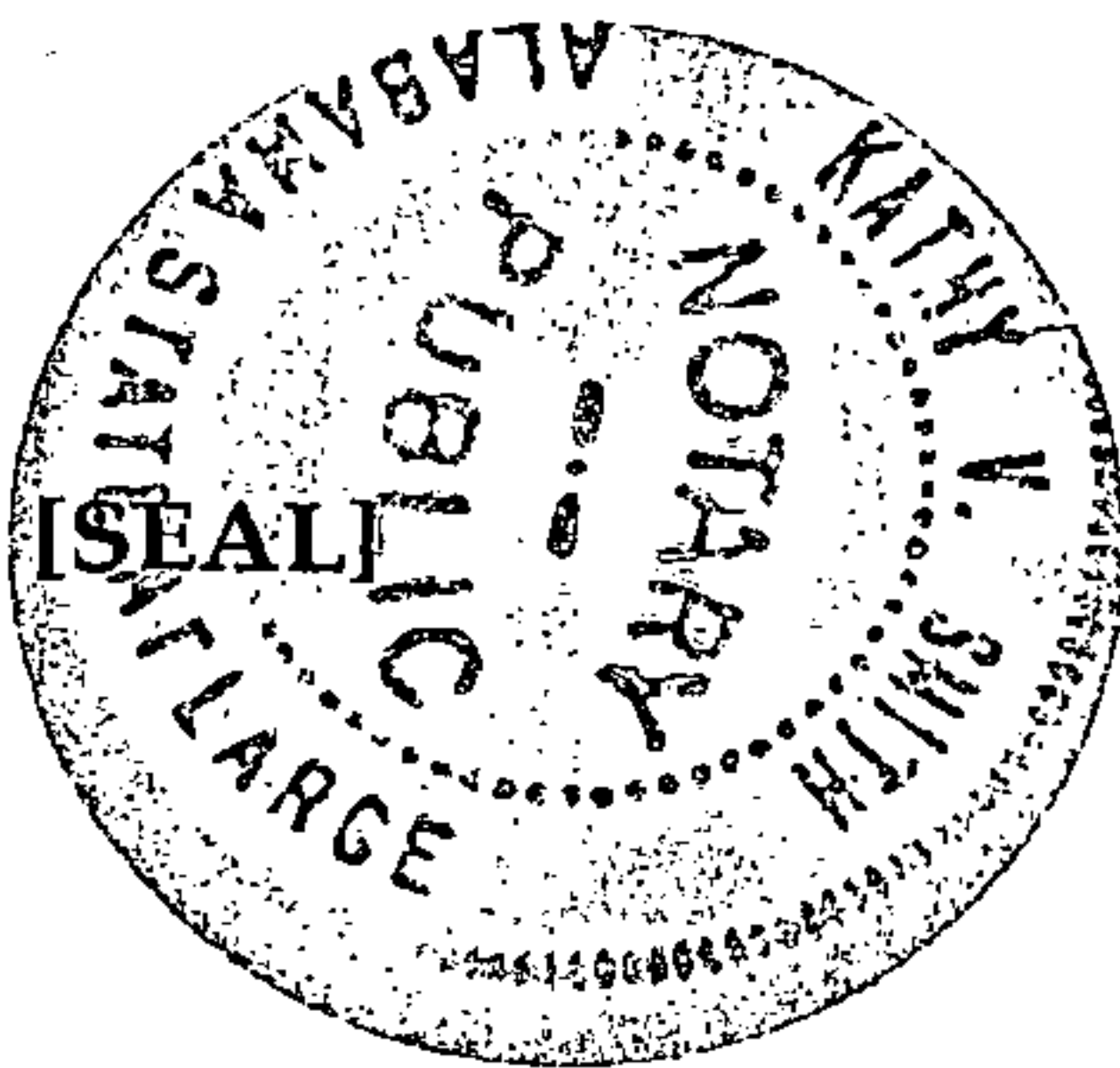

Laura Prater

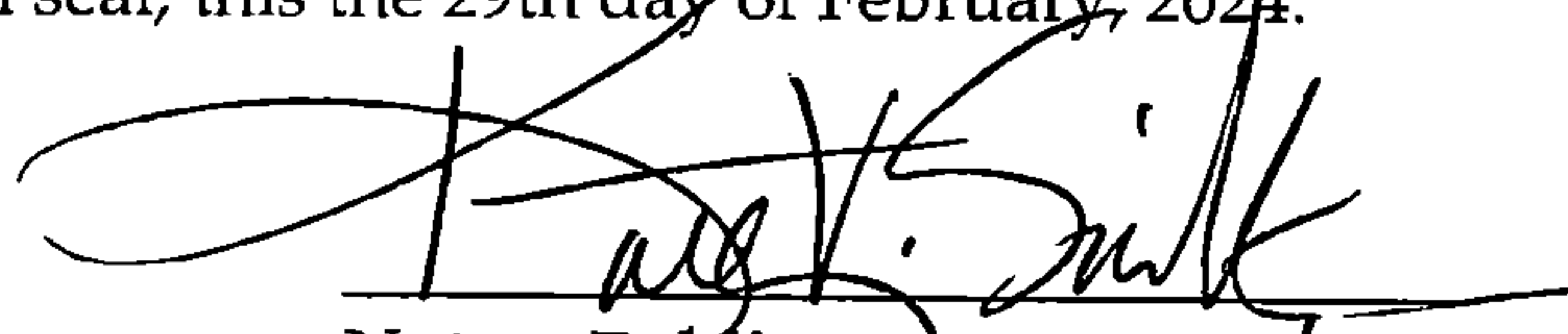
STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Carolyn H. Linderman, an unmarried woman**, 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 the 29th day of February, 2024.



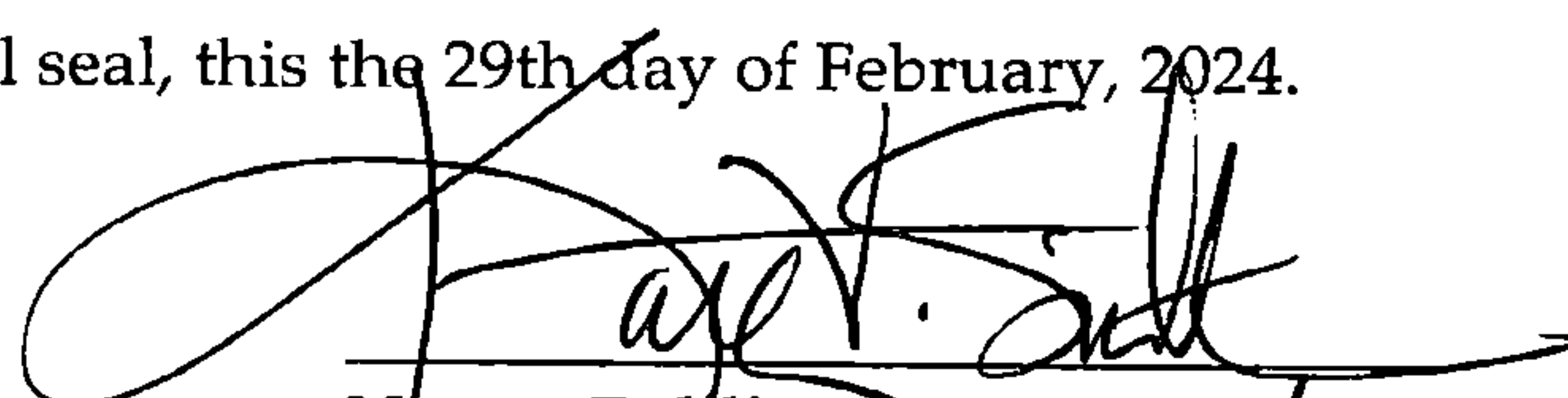

Notary Public
My Commission Expires: 4/6/2026

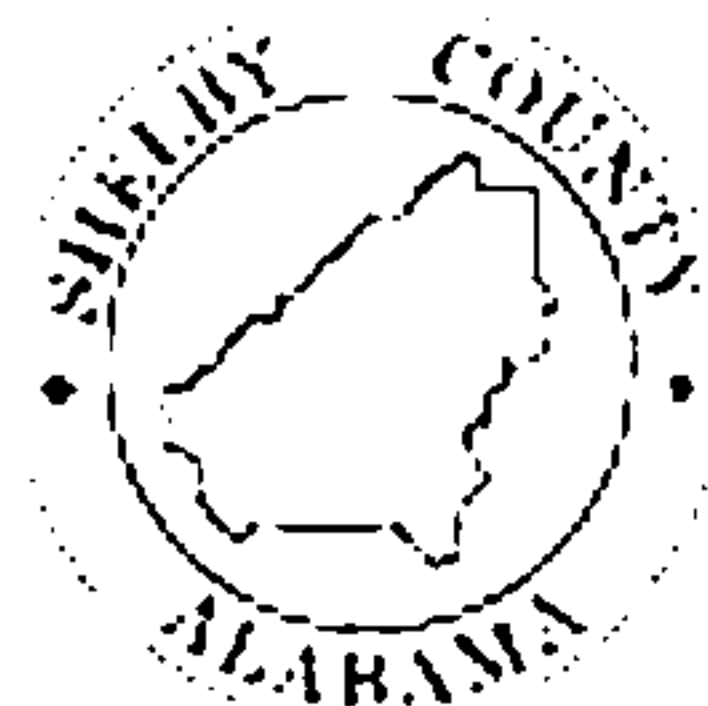
STATE OF ALABAMA)
JEFFERSON COUNTY) General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Laura Prater, a married woman**, 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 the 29th day of February, 2024.




Notary Public
My Commission Expires: 4/6/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/07/2025 12:14:45 PM
\$157.50 PAYGE
20250207000038260

Alvin S. Bayal