

Send Tax Notice to:

Andrew Myers and Lu Myers
603 Highway 13
Helena, Al 35080

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument # 20220214000063390

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW BY ALL MEN THESE PRESENTS, that effective this the _____ day of February, 2025, in consideration of **Two Million Two Hundred Thousand and 00/100 Dollars (\$2,200,000.00)**, 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, **Marion E. Seamon, a single person**, (herein referred to as Grantor, whether one or more, singular or plural as context requires), whose mailing address is 1548 Highway 31 N, Prattville, Al 36067 does hereby grant, bargain, sell and convey unto **Andrew Myers and Lu Myers**, (herein referred to as Grantee, whether one or more, singular or plural as context requires), whose mailing address is 603 Highway 13, Helena, Al 35080 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, having an address of 603 Highway 13, Helena, AL 35080, to wit:

Lots 4-A and 4-B, according to the Survey of Lucky Acres, as recorded in Map Book 21, Page 131, 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.

\$1,400,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 20th day of Feb, 2025.

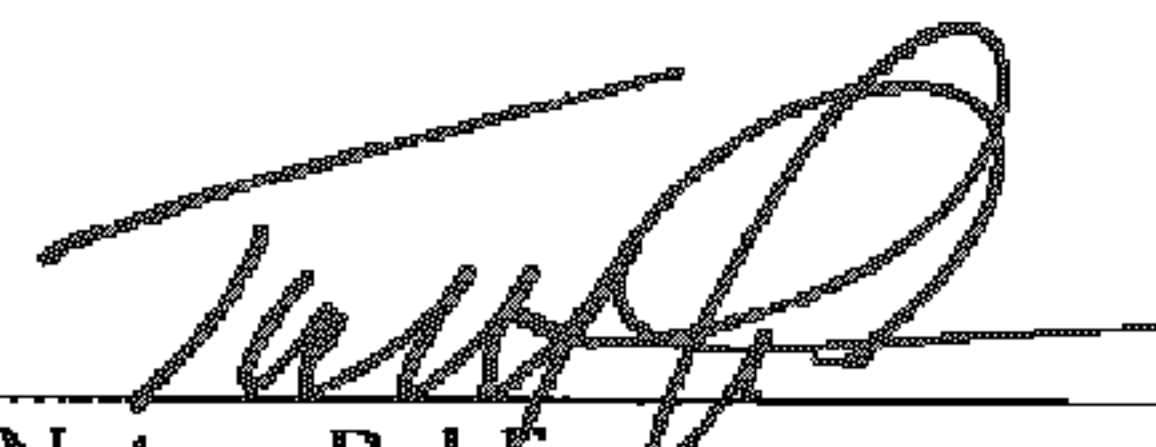

Marion E. Seamon

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Marion E. Seamon**, 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.

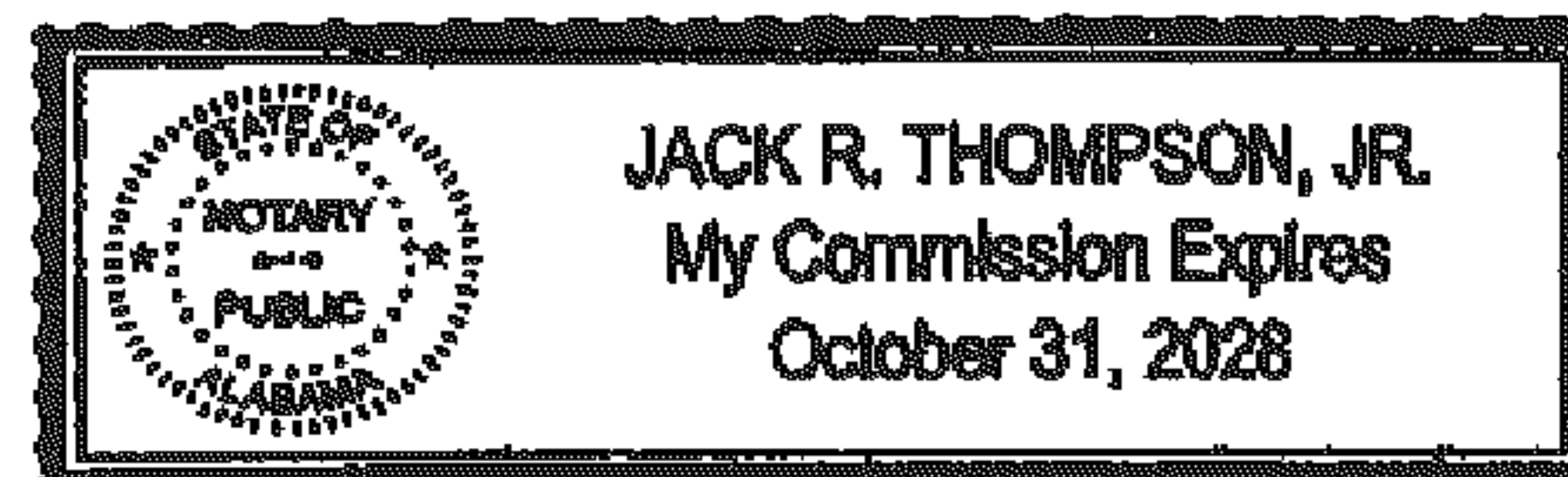
WITNESS my hand and official seal in the county and state aforesaid this the 20th day of Feb, 2025.


Notary Public

[SEAL]

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
Homewood, AL 35209
(205) 454-9121



File No.: ATB4420



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/21/2025 01:18:27 PM
\$825.00 PAYGE
20250221000052320

