

Send Tax Notice to:

Benjamin P. Strear and Melissa y. Strear
1752 Southpointe Dr
Hoover, AL 35244

[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 24th day of February, 2025, in consideration of Six Hundred Seventy Seven Thousand and 00/100 Dollars (\$677,000.00), 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, **Rashan D. Cylar and Antonia H. Cylar, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires), whose mailing address is 1105 Clifton Rd., Hoover, AL 35244 does hereby grant, bargain, sell and convey unto **Benjamin P. Strear and Melissa V. Strear**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 1752 Southpointe Dr., Hoover, AL 35244, 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 1752 Southpointe Drive, Hoover, AL 35244, to wit:

Lot 41, according to the Survey of Southpointe Ridge, as recorded in Map Book 39, Page 7, 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.

\$ 541,600 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 24th day of February, 2025.


Rashan D. Cylar



Antonia H. Cylar

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Rashan D. Cylar and Antonia H. Cylar**, 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 24th day of February, 2025.

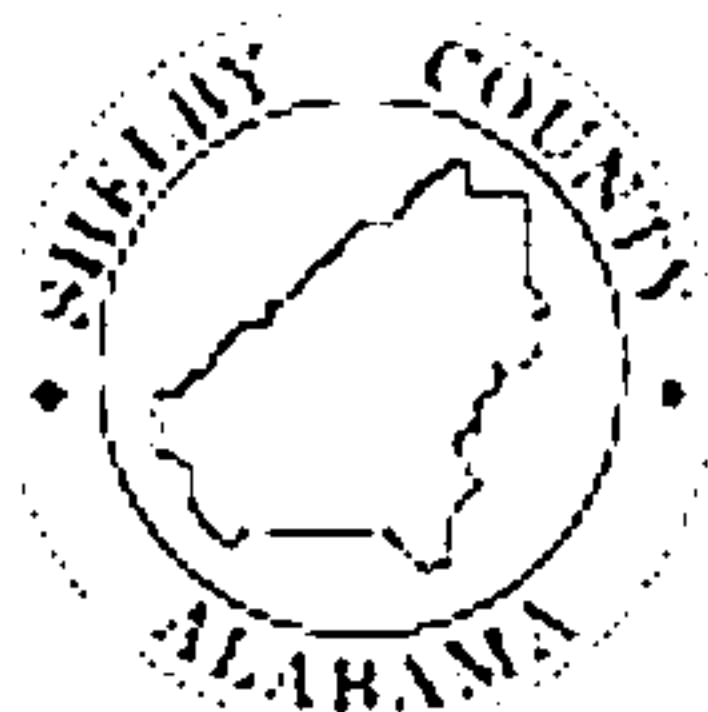
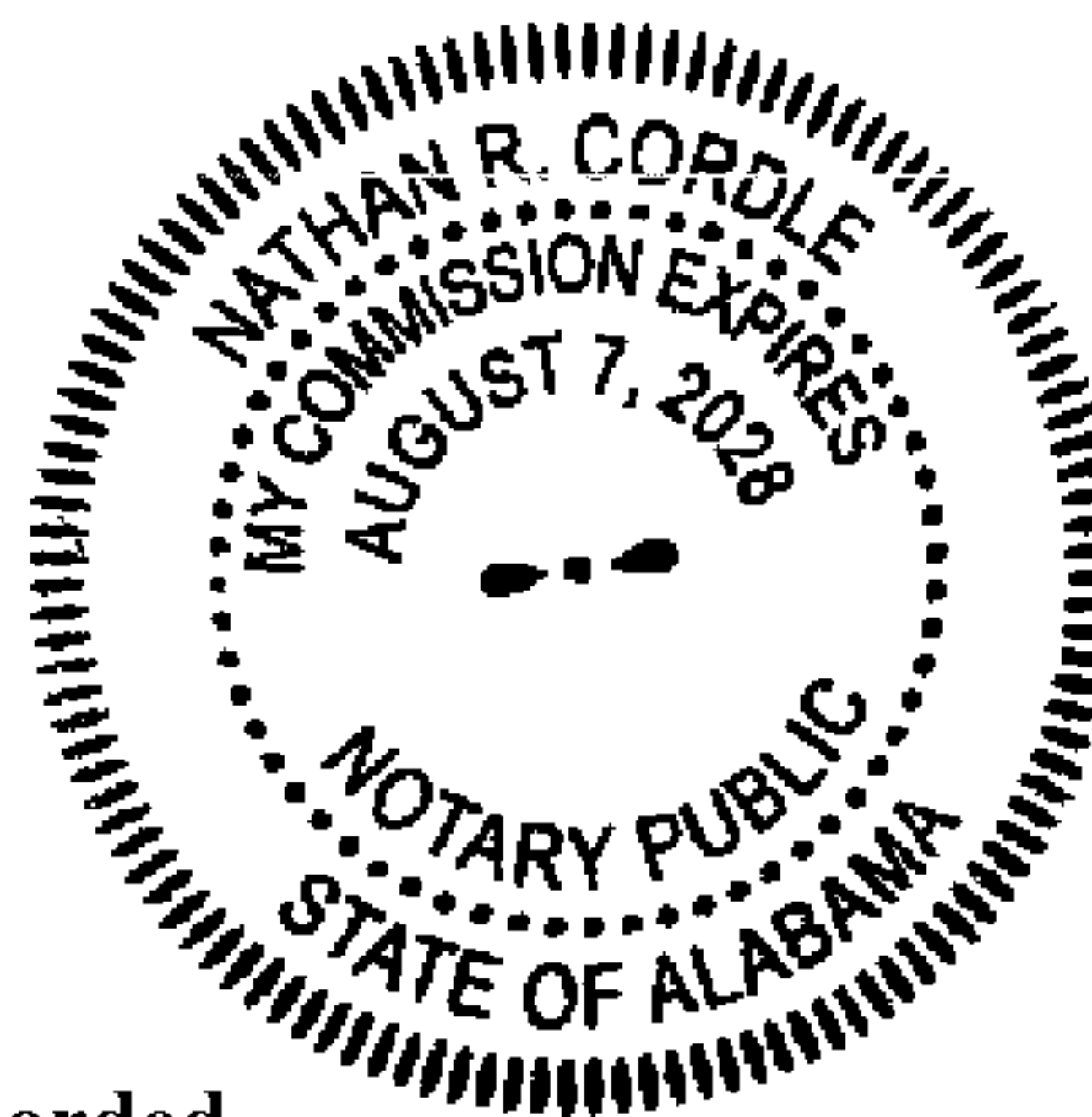

Notary Public

[SEAL]

My Commission Expires: 8/7/2028

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.: ATB4401



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2025 09:44:14 AM
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