

Send Tax Notice to:

705 Pine Trace Cir  
Hoover AL 35244

[Space Above This Line for Recording Data]

## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Sixty Thousand 00/100s Dollars (\$260,000.00 )**, between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Justin Laddie and wife, Amanda Laddie** (herein referred to as grantor, whether one or more) whose mailing address is 208 Henley Way, Helena AL 35080 grant, bargain, sell and convey unto, **Ronald Terry West, Sr. and Leslie Startley West.** herein referred to as grantees) whose mailing address is 705 Pine Trace Cir 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: **75 Big Pine Drive, Helena, AL 35080** to wit:

**Lot 2, according to the Taylor Family Subdivision at Parkview, as recorded in Map Book 54, Page 81, in the Probate Office of Shelby County, Alabama.**

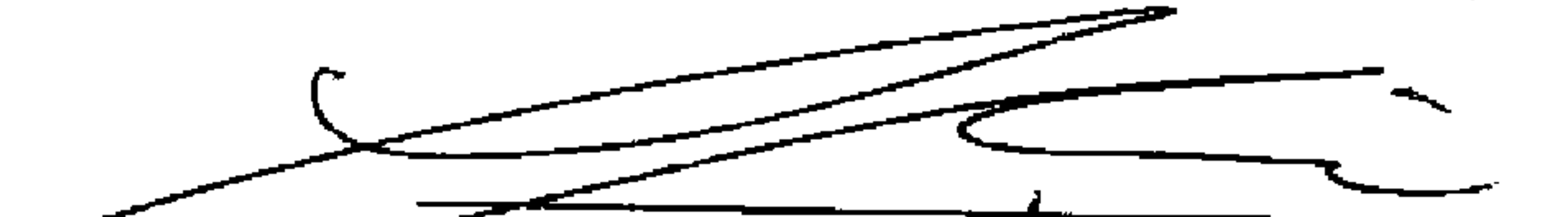

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

**To Have and To Hold** to the said grantees, 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 grantees, 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 grantees, 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 20<sup>th</sup> day of February, 2025

  
Justin Laddie  
  
Amanda L. Laddie

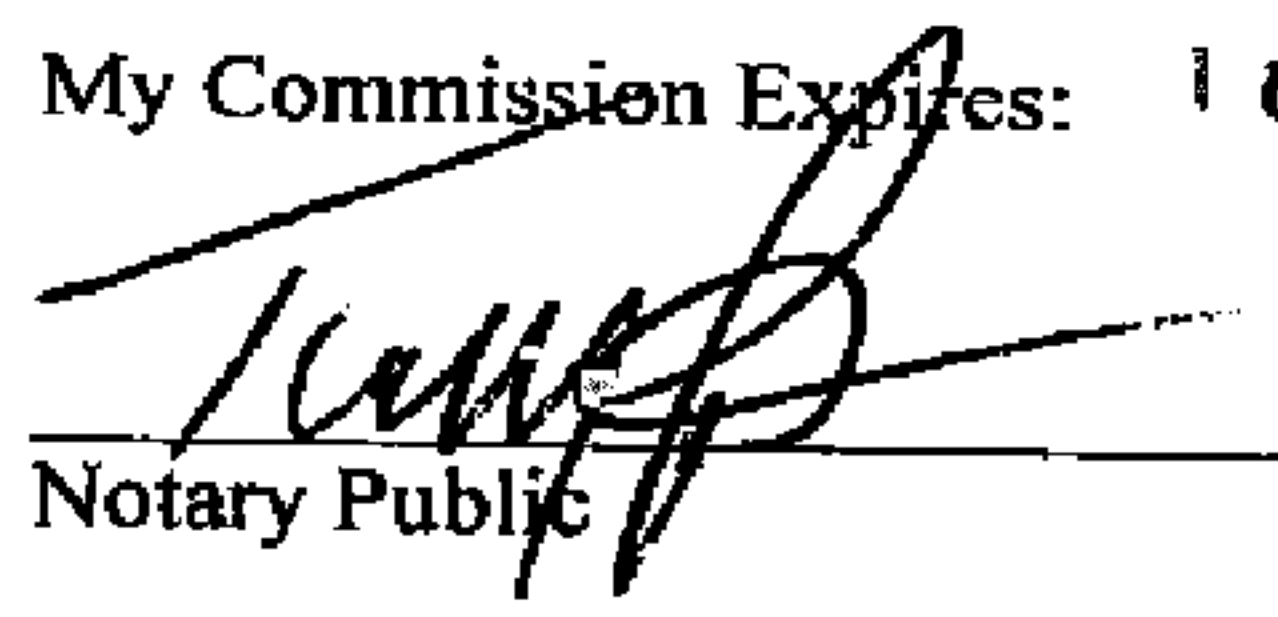
STATE OF Alabama

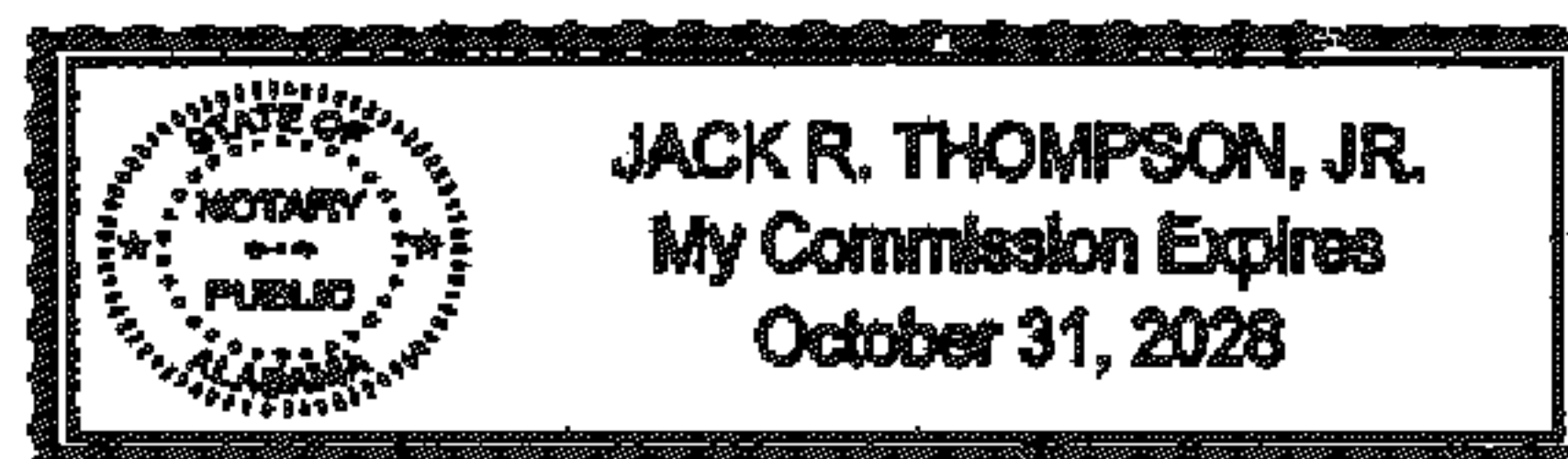
Jefferson COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Justin Laddie and Amanda L. Laddie** 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, they executed the same voluntarily.

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

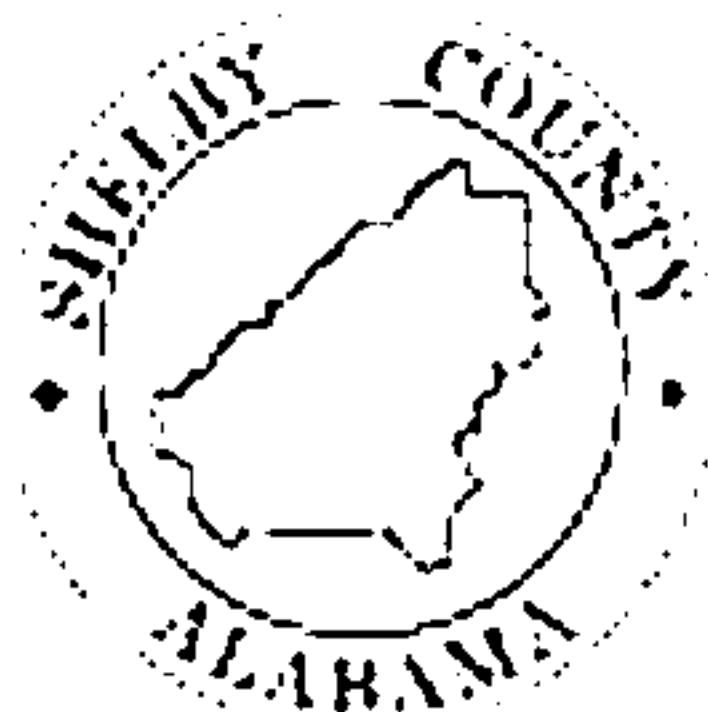
My Commission Expires: 10/31/2028

  
Notary Public



(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATB4395



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/27/2025 12:47:08 PM  
\$285.00 BRITTANI  
20250227000058270

Allen S. Bayl