

Send Tax Notice to:

847 Griffin Park Cir.
Birmingham AL 35242

[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 **One Hundred Ninety-nine Thousand Nine Hundred 00/100s Dollars (\$199,900.00)**, 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, **Michelle R. Carriere, a single person** (herein referred to as ^{grantor} ^{whether one or more} ^{whose} ^{mailing address is} 3065 Griswold Blvd Foley AL 36535 grant, bargain, sell and convey unto, **Charlene Myricks and Marty Myricks, Sr.** herein referred to as grantees) whose mailing address is 847 Griffin Park Cir Birmingham AL 35242 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: **607 12th Avenue SW, Alabaster, AL 35007** to wit:

Lot No. 59, as shown on map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commence at the intersection of the Southerly right of way line of 3rd Avenue East and the Westerly right of way line of Montevallo Road (AL Highway 119), said right of way lines as shown on the Map of Dedication of the Streets and Easements Town of Siluria, Alabama; thence Northwesterly along said right of way line of 3rd Avenue East for 120.00 feet to the point of beginning; thence 90°52'42" left and run Southwesterly for 207.10 feet; thence 89°29'09" right and run Northwesterly for 120.00 feet; thence 90°30'51" right and run Northeasterly for 210.02 feet to a point on the South right of way line of 3rd Avenue East; thence 90°52'42" right and run Southeasterly along said right of way line of 3rd Avenue East for 120.00 feet to the point of beginning.

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

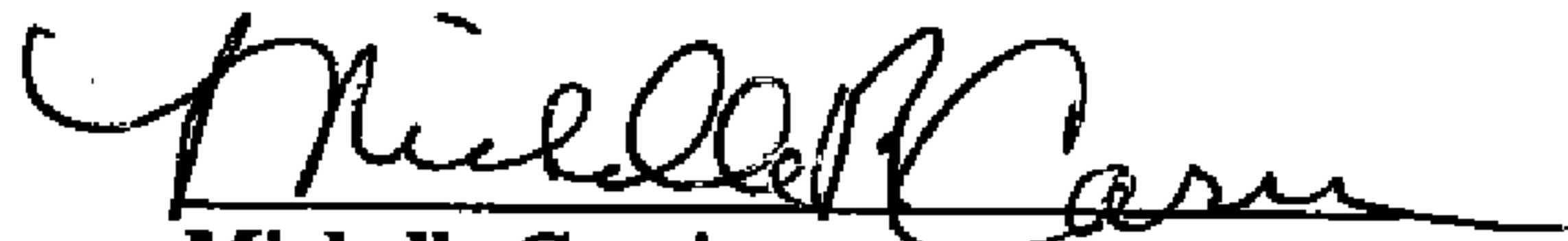
Subject to restrictions, reservations, conditions, and easement of record

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

\$159,920.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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 26th day of February, 2025


Michelle Carriere
P.R.

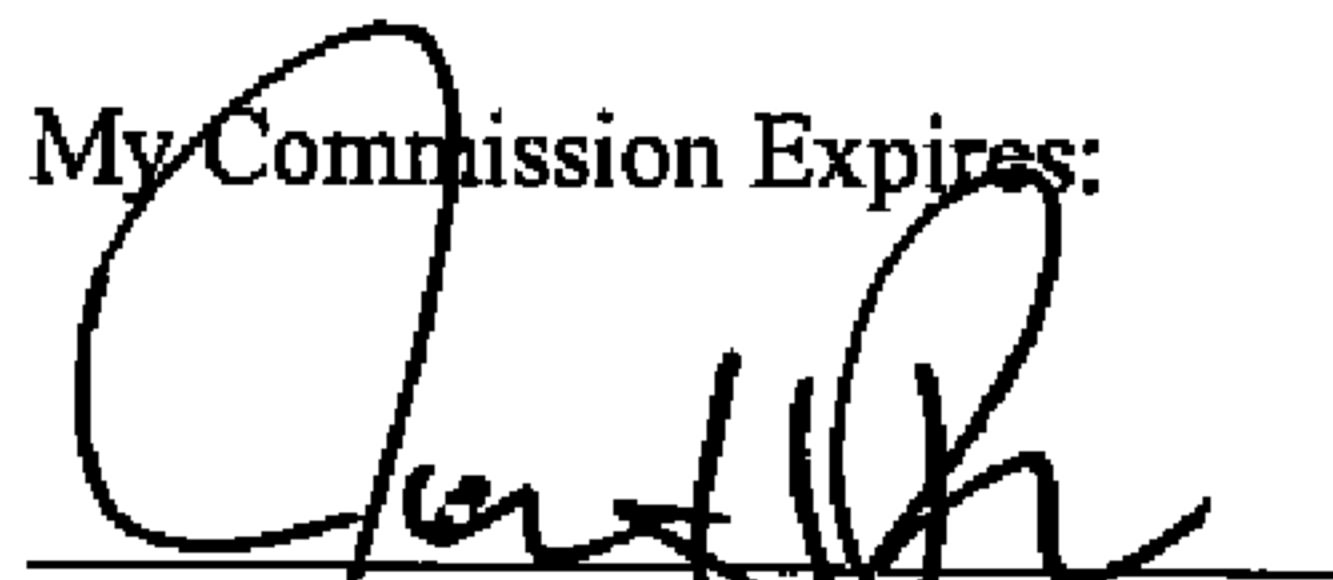
STATE OF Alabama

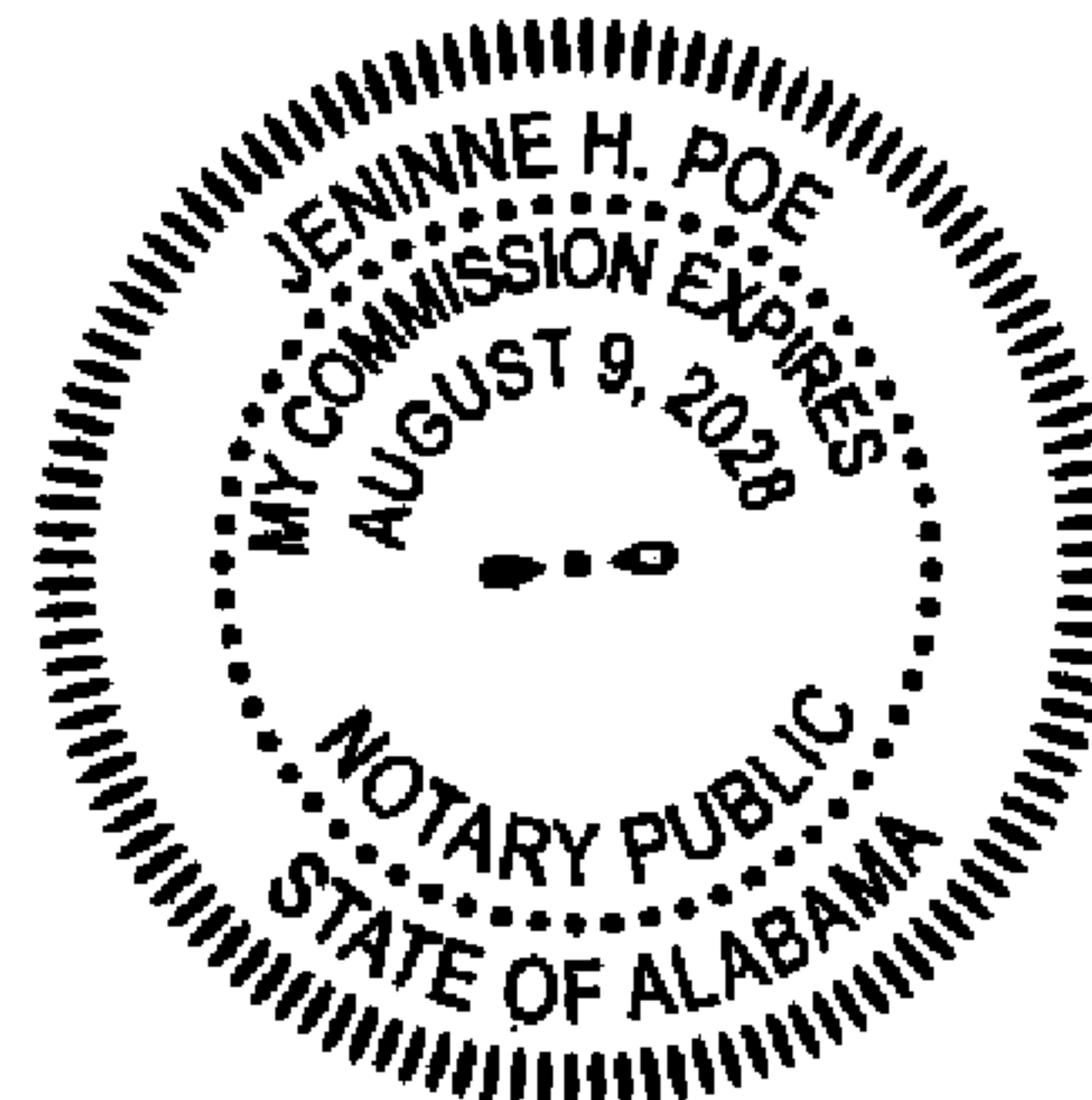
Shelby COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Michelle Carriere** 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, she as Personal Representative executed the same voluntarily and with full authority.

Jeninne H. Poe WITNESS my hand and official seal in the county and state aforesaid this the 26 day of February, 2025

My Commission Expires:


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
ATN1115



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2025 01:38:52 PM
\$65.00 BRITTANI
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Allen S. Bayl