

Send Tax Notice to:

Clifford I. Van Nest

Jessica Van Nest

149 Bridge Dr
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 **Six Hundred Sixty Thousand and 00/100 Dollars (\$660,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Seva Home and Commercial Solutions, LLC, a Alabama limited liability company** (herein referred to as grantor, whether one or more) whose mailing address is 124 Biltmore Dr, Birmingham, AL 35242 grant, bargain, sell and convey unto **Clifford I. Van Nest and Jessica Van Nest** (herein referred to as grantees) whose mailing address is 149 Bridge Dr, 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 149 Bridge Dr., Birmingham, AL 35242 to wit:

Lot 13, according to the survey of Stonebridge Subdivision, as recorded in Map Book 20, Page 23, 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.

\$360,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said 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 27 day of February, 2025.

Seva Home and Commercial Solutions, LLC

By: [Signature]
Jimmy Shunnara, Sole Member/Owner

STATE OF ALABAMA

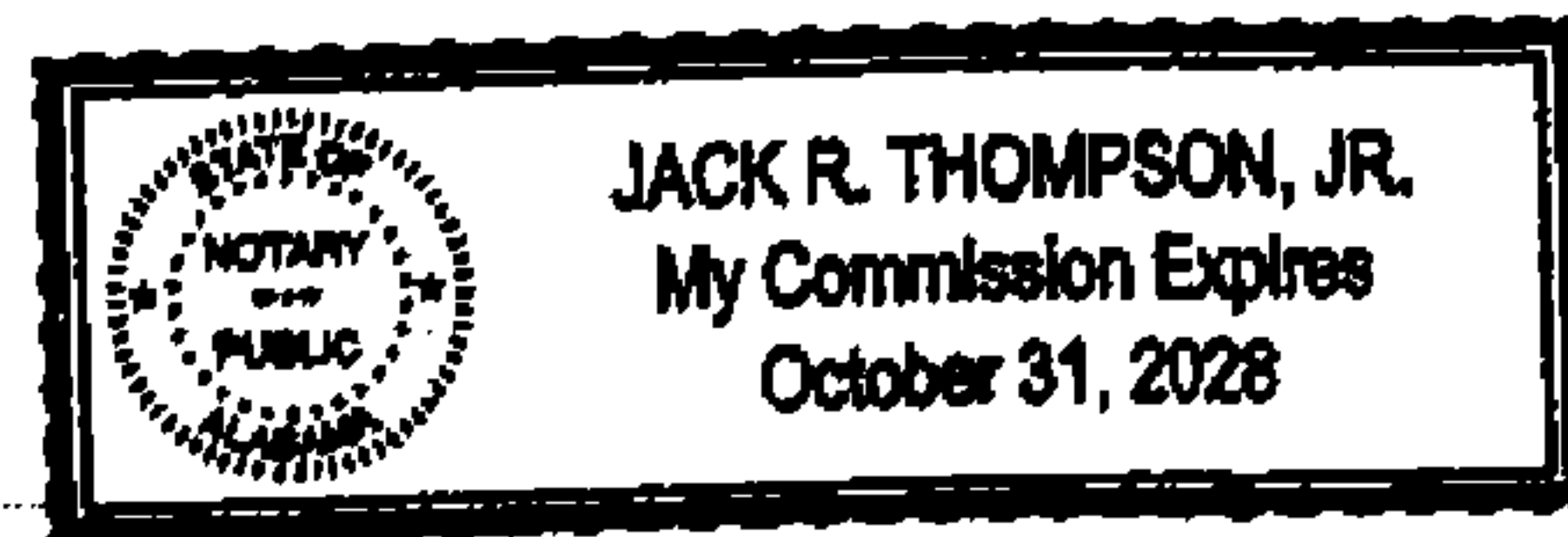
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Jimmy Shunnara, sole owner/member of Seva Home and Commercial Solutions, LLC a Alabama Limited Liability Company** 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 as such Authorized Members executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 27th day of Feb, 2025

My Commission Expires: 10/31/2028

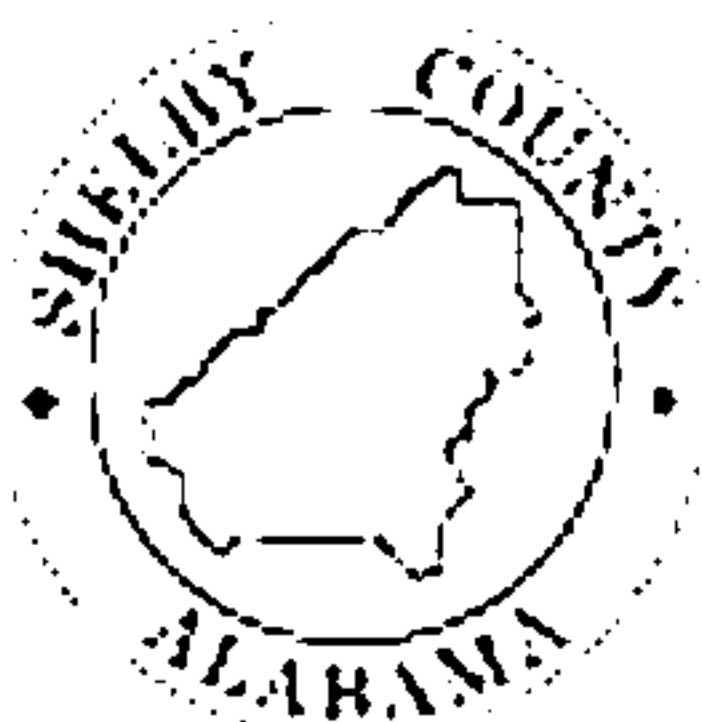
[Signature]
Notary Public



(SEAL)

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

ATB4433



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2025 09:22:26 AM
\$325.00 PAYGE
20250228000059000

Allen S. Bayl