20250325000089170 03/25/2025 11:59:06 AM DEEDS 1/2

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to: Lyne C. Eisenhardt Meredith Eisenhardt Vinson 117 Cedar Grove Parkway Maylene, AL 35114

STATE OF ALABAMA COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars** (\$10.00), to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **LYNE C. EISENHARDT**, an unmarried person (herein referred to as Grantor), grant, bargain, sell and convey unto **LYNE C. EISENHARDT** and **MEREDITH EISENHARDT VINSON** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 54, according to the Survey of Cedar Grove at Sterling Gate, Sector 1, Phase 1, as recorded in Map Book 22, Page 92, in the Probate Office of Shelby County, Alabama.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 have hereunto set my hand and seal this 5th day of March, 2025.

LYNE C. EISENHARDT

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LYNE C. EISENHARDT, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2025.

KORIE DAWN DEFRANK NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES JANUARY 30, 2029

Notary Public

My Commission Expires:___

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

inis Doc	cument must be med in accord	ance with Code of Ala	Daina 1975, Section 40-22-1
Grantor's Name	LYNE C. EISENHARDT	Grantee's Name	LYNE C. EISENHARDT MEREDITH EISENHARDT VINSON
Mailing Address	 117 Cedar Grove Parkway	Mailing Address	117 Cedar Grove Parkway
	Maylene, AL 35114	_	Maylene, AL 35114
Property Address	117 Cedar Grove Parkway Date of Sale March 5, 2025		
	Maylene, AL 35114 Total Purchase Price \$		
	Or		
	<u> </u>	_ Actu	al Value \$
			Or
		Assessor's Marke	et Value \$216,000.00
•	or actual value claimed on ne) (Recordation of docume		rified in the following documentary ot required)
Sales Contract		X Other	Tax Assessed Value Under
Closing Statement		Oti ici	Parcel 23-2-04-0-002-032.000
Olosing ota	terrent		raicei 23 2 04 0 002 032.000
_	document presented for the filing of this form is not r		ns all of the required information
<u> </u>	In	structions	
			son or persons conveying interest to
Grantee's name an property is being co		the name of the pe	rson or persons to whom interest to
Property address -	the physical address of the	property being conv	veyed, if available.
Date of Sale - the o	late on which interest to the	property was conve	eyed.
•	e - the total amount paid for the instrument offered for re		ne property, both real and personal,
being conveyed by	e property is not being sold, the instrument offered for re aiser or the assessor's curre	cord. This may be e	ne property, both real and personal, videnced by an appraisal conducted
excluding current usersponsibility of variations	ise valuation, of the proper	ty as determined by tax purposes will	urrent estimate of fair market value, y the local official charged with the be used and the taxpayer will be
and accurate. I fur	of my knowledge and belies ther understand that any fa enalty indicated in <u>Code of A</u>	alse statements clai	n contained in this document is true med on this form may result in the 22-1 (h).
Date		Print B. C	HRISTOPHER BATTLES
Unattested		Sign	
	(verified by)	(Gran	ntor/Grantee/Owner/Agent) circle one
			Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2025 11:59:06 AM
\$241.00 BRITTANI

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