

Send Tax Notice to:
Adam Graham, Cynthia Graham, and
Raymond Graham
781 County Road 58
Prattville, AL 36067

This Instrument Prepared By:
Shami S. Malone
111 Watterson Parkway
Trussville, AL 35173

File: TVL-25-2776

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **NINETY THOUSAND AND 00/100 (\$90,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Robert Michael Elliott, Personal Representative of The Estate of Juanita Powell Price, deceased, Case No. 23BHM01814, an unmarried woman (herein referred to as "Grantor," whether one or more),** whose mailing address is

6831 Elliott Road, Trussville, AL 35173

by **Adam Graham, Cynthia Graham, and Raymond Graham (herein referred to as "Grantee," whether one or more),** whose mailing address is

781 County Road 58, Prattville, AL 36067

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **2868 Indian Shoals Road, Wilsonville, AL 35186,** and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

Juanita Powell Price was the surviving grantee in that deed dated 4/10/62 and filed in 220-987 in the Probate Office of Shelby County, Alabama. The other grantee, Lanier L. Price, having died on or about 12/15/2000. Lanier L. Price and Lanier Livingston Price is one and the same.

IT BEING THE INTENTION OF THE PARTIES TO THIS CONVEYANCE, THAT (UNLESS JOINT TENANCY HEREBY CREATED IS SEVERED OR TERMINATED DURING THE JOINT LIVES OF THE GRANTEEES HEREIN, UPON THE DEATH OF ANY ONE OF THE SAID GRANTEEES, THE ENTIRE INTEREST IN SAID PROPERTY SHALL VEST IN THE REMAINING SURVIVORS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AND THAT UPON THE DEATH OF ANY OF THE SAID SURVIVORS, THE SAID PROPERTY SHALL VEST IN THE SURVIVOR OF THEM AND THAT THE ENTIRE INTEREST IN FEE SIMPLE SHALL PASS TO AND VEST IN THE LAST SURVIVING GRANTEEES HEREIN NAMED, BUT IF NO GRANTEE NAMED SURVIVES THE OTHER OR OTHERS, SUCH AS IN THE CASE OF DEATH IN A COMMON ACCIDENT, THEN THE HEIRS AND ASSIGNS OF THE GRANTEEES HEREIN SHALL TAKE AS TENANTS IN COMMON.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for herself, her heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that she has a good right sell and convey the same as aforesaid; that she will, and her heirs, executors, 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 1st day of April, 2025.

The Estate of Juanita Powell Price, deceased, Case No. 23BHM01814

By: Robert Michael Elliott

Robert Michael Elliott, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Robert Michael Elliott, Personal Representative of The Estate of Juanita Powell Price, deceased, Case No. 23BHM01814 whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of April, 2025.

Shami S. Malone
Notary Public
My Commission Expires: 11/3/2028

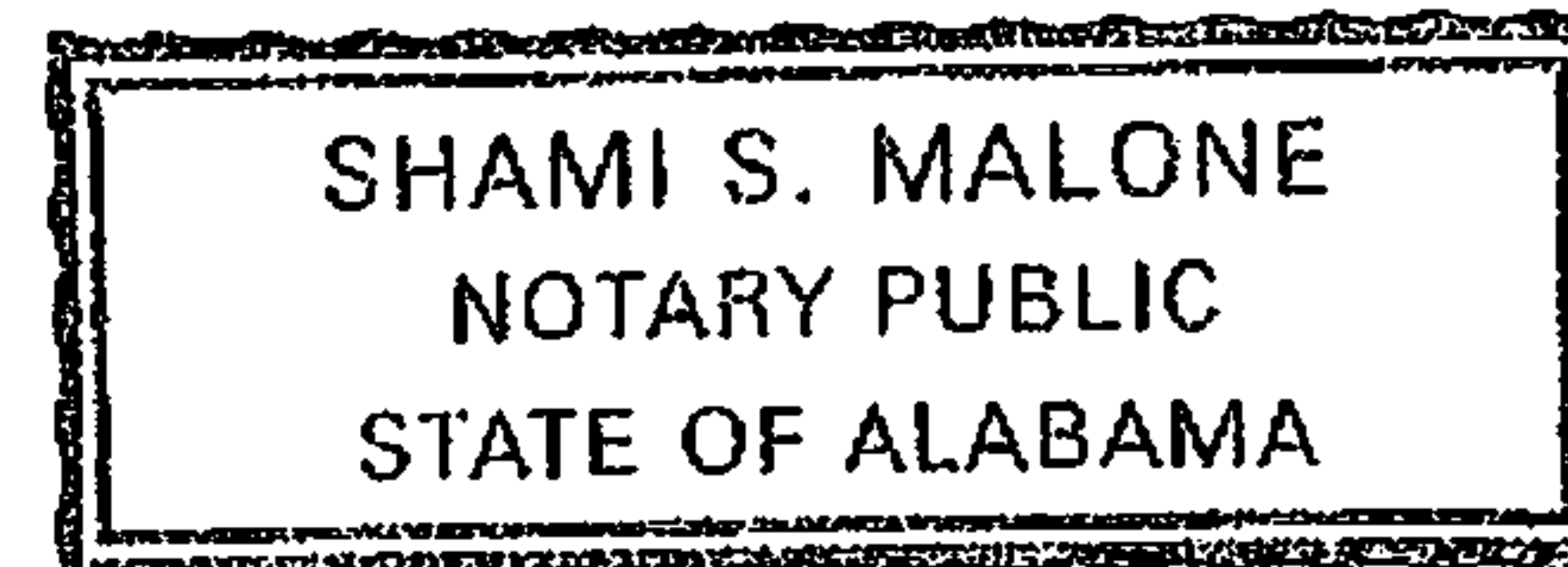


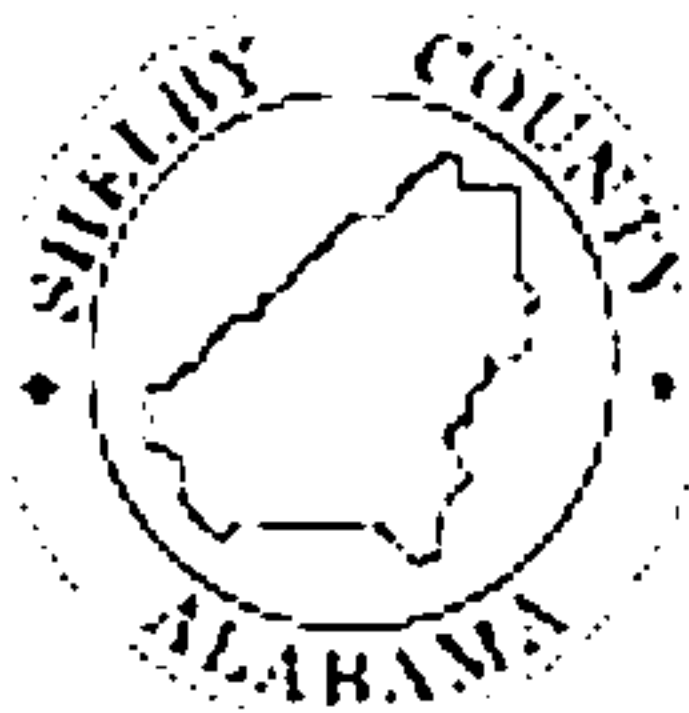
EXHIBIT A

Property 1:

Lot No. 21, according to the Survey of Smith's Camp on Coosa River, as recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 122.

AND ALSO:

Lot No. 22, according to map of Smith's Camp in S1/2 of SE1/4, Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, which map is recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 122, MINERAL AND MINING RIGHTS RESERVED. Also, tract of land described as Commence at the NW corner of said Lot 22 and thence run in a Northerly direction along a projection of the West line of said Lot 22 a distance of 60 feet to a point; thence turn to the right and run Southeasterly, parallel with the Northernmost boundary line of said Lot 22 a distance of 166.20 feet to a point; thence turn to the right and run a distance of 60 feet to the NE corner of said Lot 22 thence - turn to the right and run along the Northerly boundary of mid Lot 22 a distance of 166.20 feet to the point of beginning. MINERAL AND MINING RIGHTS RESERVED, SUBJECT to rights of Alabama Power Company to flood that portion of above - described property as was heretofore conveyed to said Alabama Power Company.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/03/2025 09:21:44 AM
\$119.00 JOANN
20250403000099340

Allen S. Bayl