

Send Tax Notice to:

Charlotte Moore and Goldie Nelson
5934 Hwy 10
Montevallo, AL 35115

_____[Space Above This Line for Recording Data]_____

**CORPORATION
SURVIVORSHIP WARRANTY DEED**

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Forty Four Thousand and 00/100 Dollars (\$244,000.00)**, 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 where is acknowledged. I or we, **Tree of Life Investments, LLC** a, **Alabama Limited Liability Company** (herein referred to as grantor, whether one or more) whose mailing address is 1070 Hwy 54, Montevallo AL 35115 grant, bargain, sell and convey unto **Charlotte Moore and Goldie Nelson** (herein referred to as grantees) whose mailing address is 5934 Hwy 10 Montevallo AL 35115, 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 **5934 Hwy 10, Montevallo, AL 35115** to wit:

Commence at the NW corner of the SE1/4 of the NW1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, and run S 00 degrees 42 minutes, 18 seconds W for 349.67 feet to the North right of way of County Road 10; thence along said road S 75 degrees, 56 minutes, 57 seconds E for 252.30 feet to the point of beginning; from said POB continue along said road, S 75 degrees, 31 minutes, 49 seconds E for 185.87 feet to the West margin of Blossum Street; thence along said street, N 01 degrees, 40 minutes, 36 seconds E for 146.23 feet; thence leaving said street run S 89 degrees, 59 minutes, 27 seconds W for 182.89 feet; thence run S 00 degrees 36 minutes, 53 seconds W for 99.77 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.

\$220,924.00 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. Grantor does, for itself and for its successors and/or assigns, covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and/or assign 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 9 day of April, 2025

Tree Of Life Investments, LLC

By: Emily E. Stone
Emily E. Stone its Sole Member

STATE OF ALABAMA,

Shelby COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that Emily E. Stone whose name as Sole Member of Tree of Life Investments LLC and who is 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 Member executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 9th day of April, 2025

My Commission Expires:

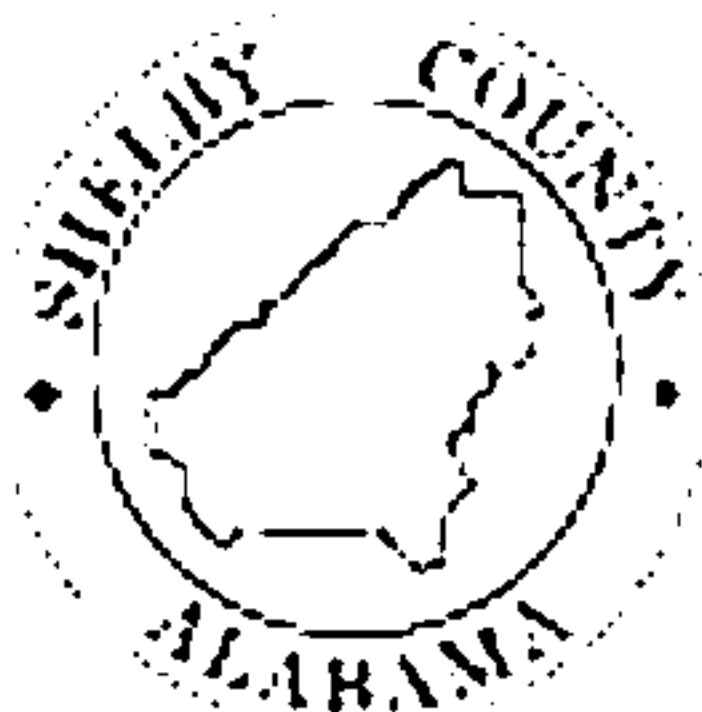
Jeninne H. Poe
Notary Public

(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
ABT1122



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2025 12:45:16 PM
\$48.50 BRITTANI
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Allie S. Bayl