

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Stephanie M. Terrell
Paul H. Terrell
2129 Paramount Run
Hoover, AL 35244

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Eighty-Five Thousand and no/100 Dollars (\$785,000.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Eric Melton aka John Eric Melton and Leslie Melton aka Leslie Ann Dejohn Melton, as Co-Trustees of the Eric and Leslie Melton Revocable Trust dated May 17, 2023**, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Stephanie M. Terrell and Paul H. Terrell**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 559, according to the Survey of Lake Wilborn Phase 5C, recorded in Map Book 51, Page 94, in the Probate Office of Shelby County, Alabama.

The grantors named herein are one and the same persons as the grantees recited in deed recorded in Inst. 20211220000599240 on 12-20-21. The grantors herein certify that at the time of execution of said deed they were husband and wife.

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.


TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby 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.

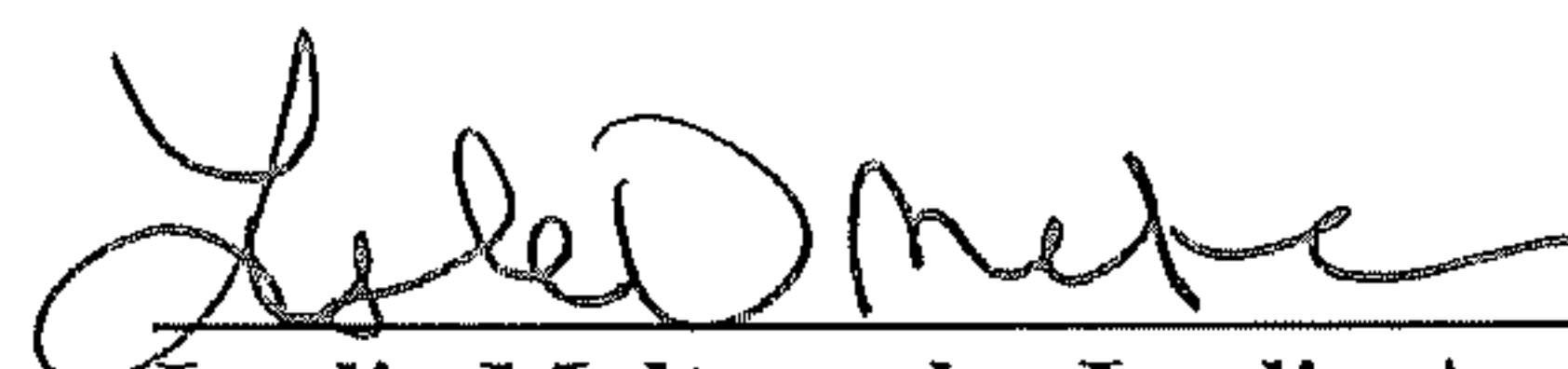
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am

(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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 29th day of April, 2025.

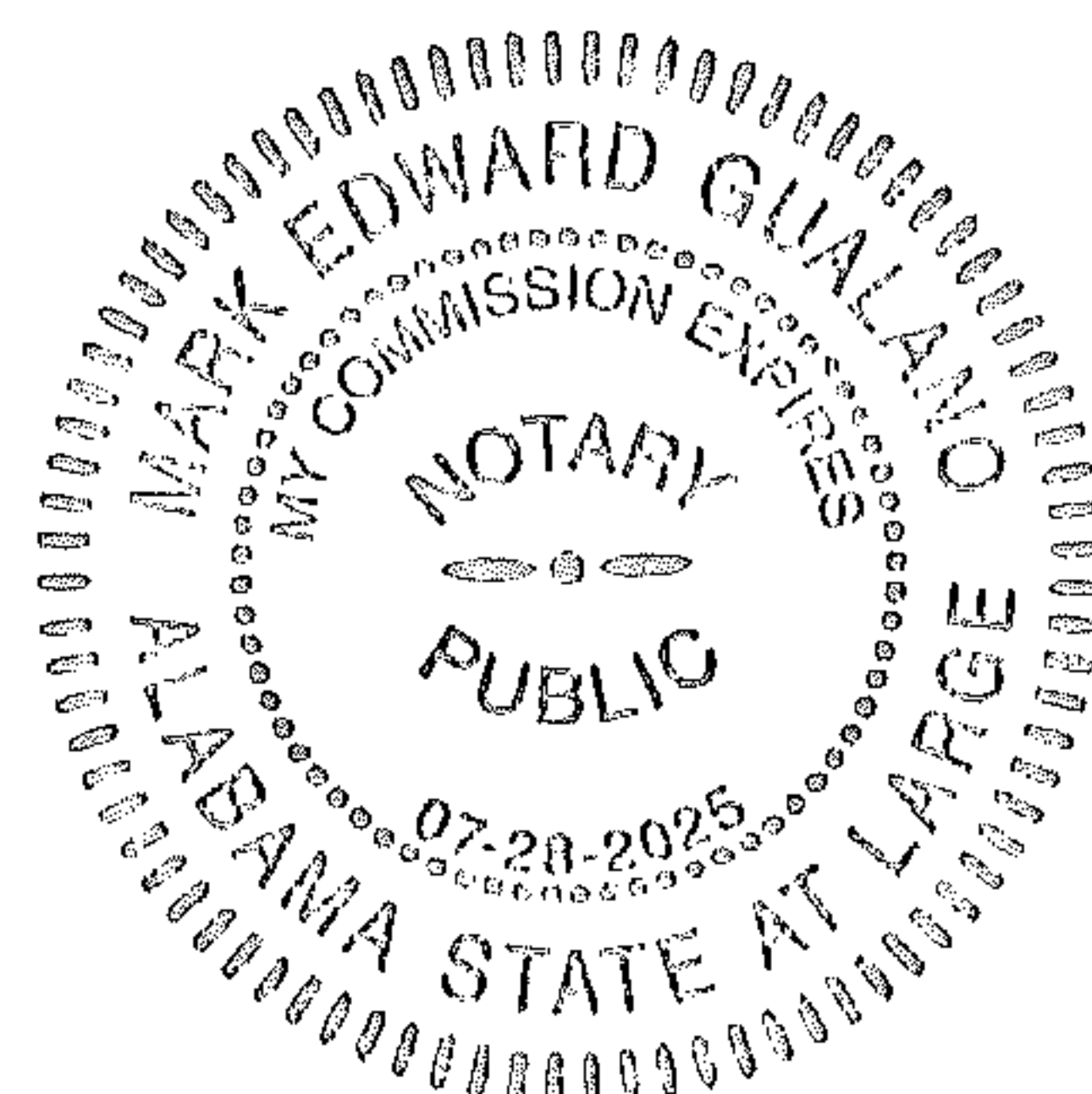

Eric Melton aka John Eric Melton, as
Co-Trustee of the Eric and Leslie Melton
Revocable Trust dated May 17, 2023


Leslie Melton aka Leslie Ann Dejohn
Melton, as Co-Trustee of the Eric and
Leslie Melton Revocable Trust dated
May 17, 2023

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Eric Melton aka John Eric Melton and Leslie Melton aka Leslie Ann Dejohn Melton, as co-Trustees of the Eric and Leslie Melton Revocabe Trust dated May 17, 2023**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, their capacities as Co-Trustees, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2025.




Notary Public

My commission expires: 7/28/25

