

Send Tax Notice to:

John Truman Thurber, IV and Rhonda Thurber
3330 River Crest Dr
Helena, AL 35080

_____[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 **One Hundred Fifteen Thousand and 00/100 Dollars (\$115,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Zachary Ryals and Lydia Ryals, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 816 Rosebury Rd., Helena, AL 35080 does hereby grant, bargain, sell and convey unto **John Truman Thurber, IV and Rhonda Thurber** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 3330 River Crest Dr., Helena, AL 35080, 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 50 County Road 1, Helena, AL 35080 to wit:

Lot 1B, according to the map and survey of the Resubdivision of Lot 1, Highway 1 Subdivision, as recorded in Map Book 59, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$92,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, 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 Grantee, 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, 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 19th day of May, 2025.

Zachary Ryals
Zachary Ryals

Lydia Ryals
Lydia Ryals

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Zachary Ryals** and **Lydia Ryals**, 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 executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 19th day of May, 2025.

[Signature]
Notary Public

My Commission Expires: 8/7/2028

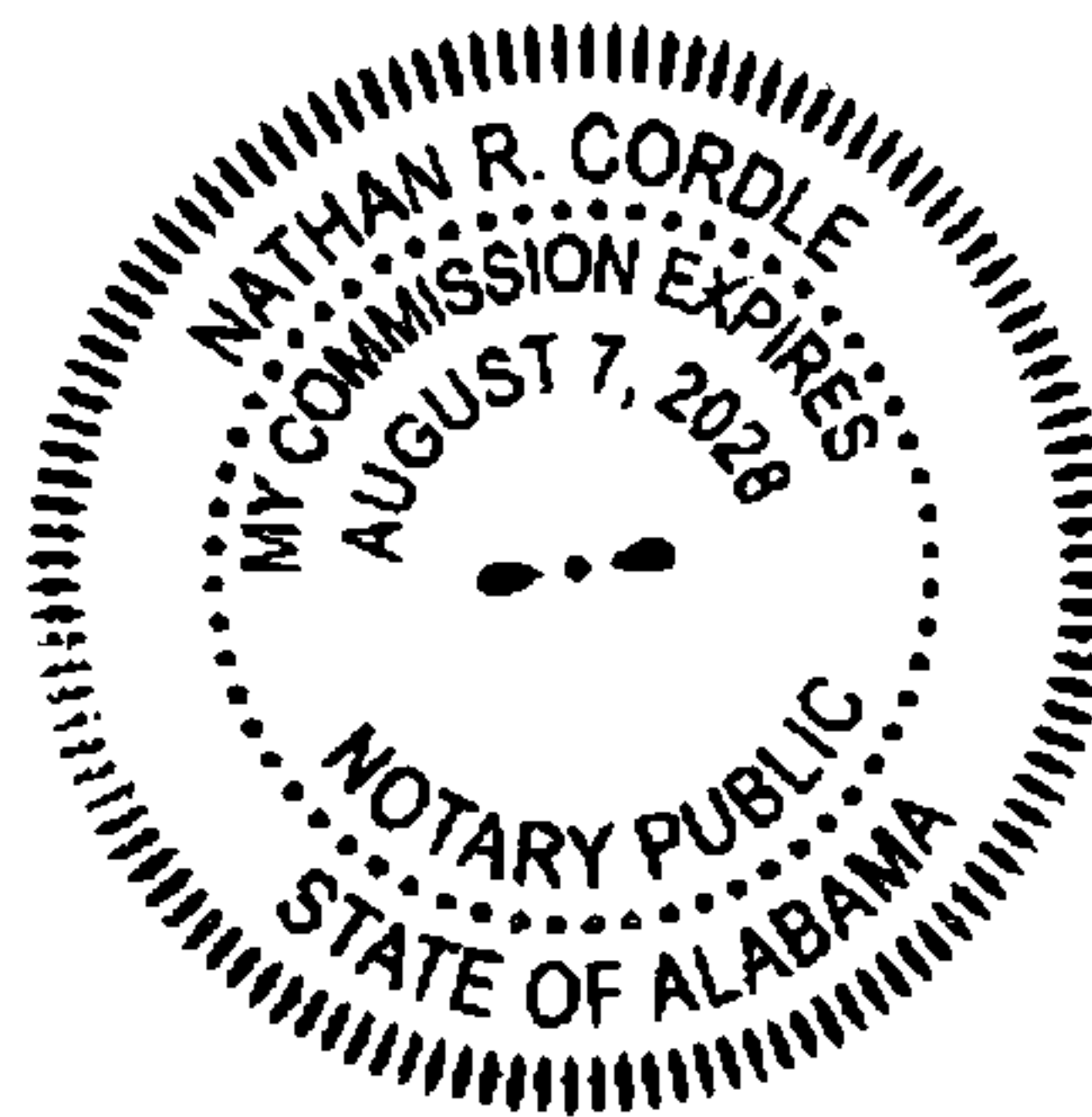
This instrument was prepared by:
Nathan R. Cordle, Esq.
4320 7th Avenue South
Birmingham, AL 35222
(205) 454-9121

File No.: atb4481



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/20/2025 01:15:58 PM
\$140.00 JOANN
20250520000152940

[SEAL]



Allen S. Beryl