

Send Tax Notice to:

1560 Sequoia Trl.
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 **Three Hundred Twenty-five Thousand 00/100s Dollars (\$325,000.00)**, 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, **Corley L. Hadley and Brittany J. Hadley, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 220 Thompson Rd Alabaster AL 35007 grant, bargain, sell and convey unto, **David J. Darling and Alaina K. Darling** herein referred to as grantees) whose mailing address is 1560 Sequoia Trl 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: **1560 Sequoia Trl. Helena, AL 35080** to wit:

Lot 7, according to the Survey of Cherokee Crest, as recorded in Map Book 9, Page 152, in the Probate Office of Shelby County, Alabama.

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.

\$292,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Deed Effective 5-22-2025

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. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, 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 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 21 day of May, 2025

Corey L. Hadley
Corey L. Hadley
Brittany J. Hadley
Brittany J. Hadley

STATE OF Alabama

Tettersen COUNTY ss:

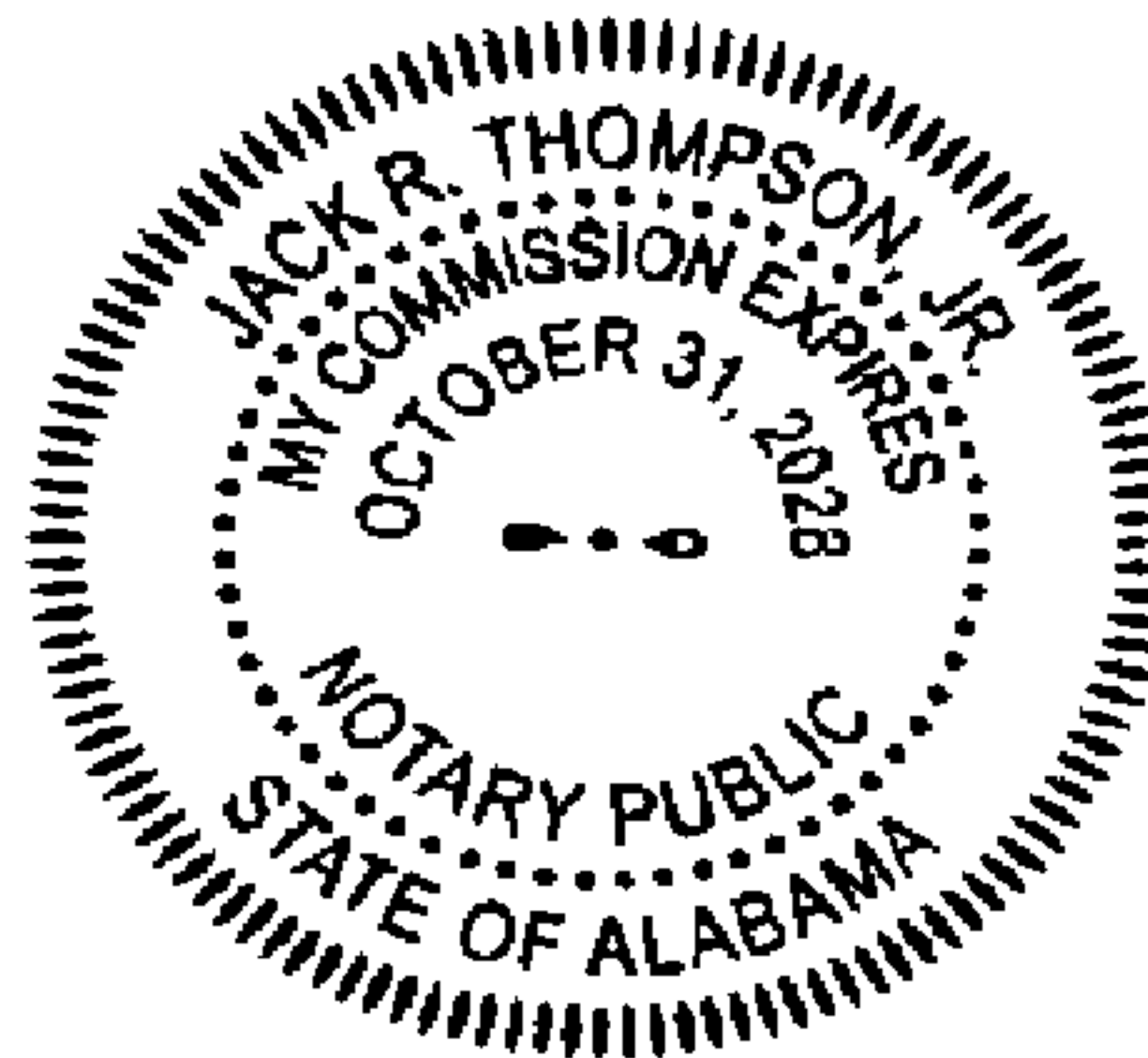
I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Corey L. Hadley and Brittany J. Hadley** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 21st day of May, 2025

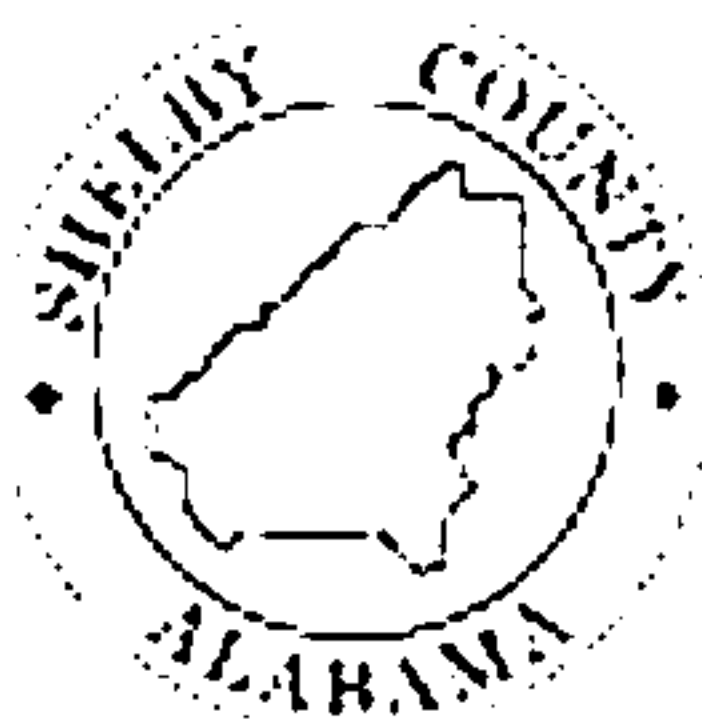
My Commission Expires: 10/31/2028

[Signature]
Notary Public

(S E A L)



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
ATB4452



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/23/2025 08:29:02 AM
\$350.00 PAYGE
20250523000157780

Allie S. Bevil