

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
**Michael Bradley Franzetti and
Virginia Irene Underwood
135 North Lake Dr
Birmingham, AL 35242**

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Ian William Roberts and Susan Eleanor Roberts, Husband & Wife

(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Michael Bradley Franzetti and Virginia Irene Underwood

(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

LOT 6, ACCORDING TO THE SURVEY OF FIRST AMENDED PLAT OF GREYSTONE FARMS NORTH, PHASE I, AS RECORDED IN MAP BOOK 23, PAGE 57, IN THE PRTOBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$806,500.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, 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 the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 28th day of May, 2025

Susan Eleanor Roberts.
Susan Eleanor Roberts

STATE OF INDIANA,
COUNTY OF HAMILTON

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Susan Eleanor Roberts** whose name is 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 28th, 2025.

My Commission Expires:

[Signature]
Notary Public

Grantor's Address: 14316 Beaumont Blvd Carmel, IN 46034


Property Address: 135 North Lake Dr Birmingham, AL 35242

Parcel ID Number: 03 8 34 0 007 006.000



CHRISTINA MORRIS
NOTARY PUBLIC-SEAL
HAMILTON COUNTY, INDIANA
MY COMM #NP0678100
COMM EXPIRES: MARCH 8, 2032

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 30 day of May, 2025.



Ian William Roberts

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

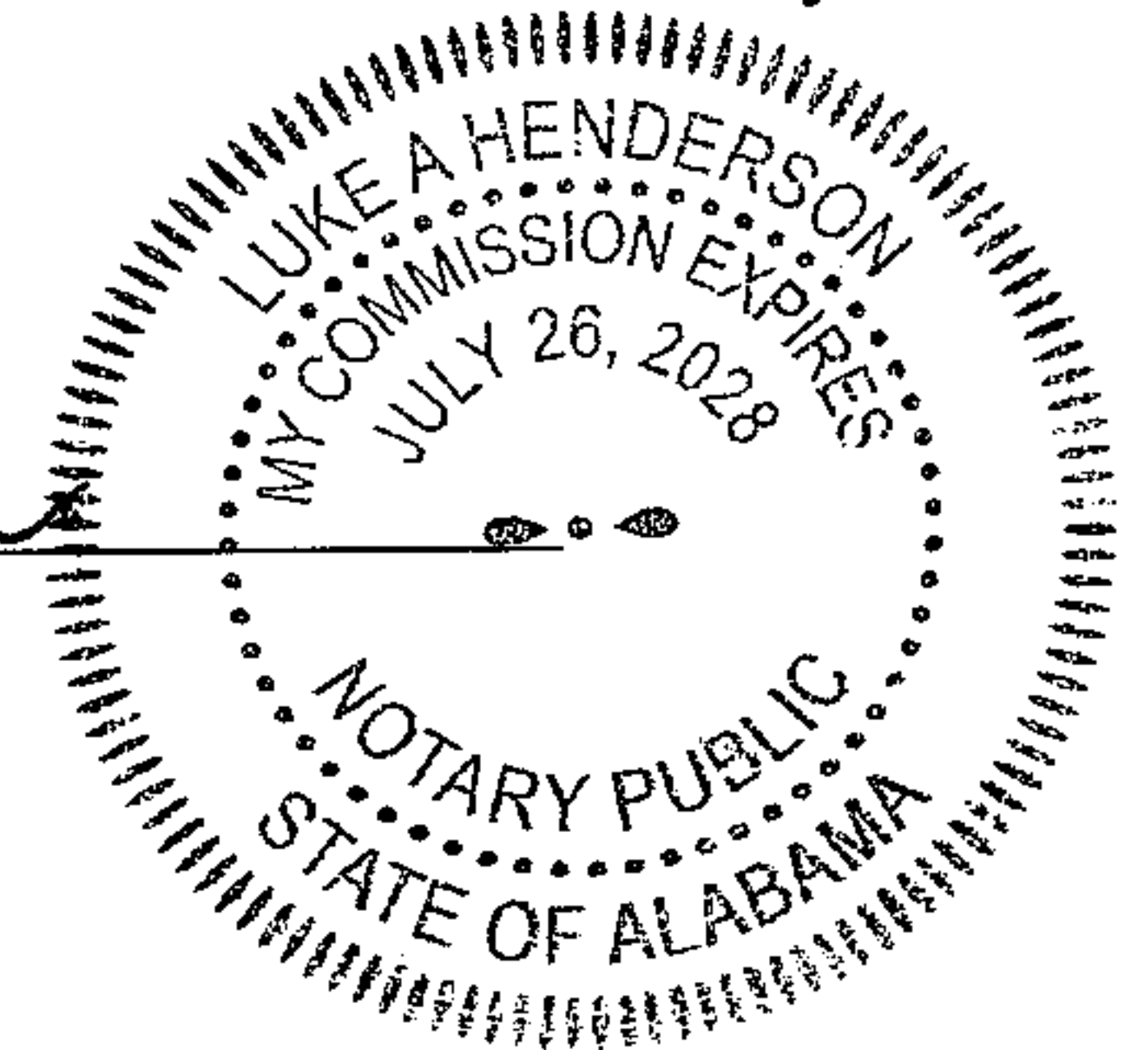
I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Ian William Roberts** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this May 30, 2025.

My Commission Expires:



Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/02/2025 01:03:59 PM
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Allen S. Bayl