

THIS INSTRUMENT WAS PREPARED WITHOUT CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
JULIE A PALMER, ATTORNEY
5113 CYRUS CIRCLE
HOOVER, ALABAMA 35242
(205) 874-9697

SEND TAX NOTICE TO:
VANESSA AND RODNEY GRILL
384 STRATHAVEN DRIVE
PEHLAM, ALABAMA 35116

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, VANESS JOINER GRILL (f/k/a VANESS JOINER HAND), an married woman, (herein referred to as Grantor), do grant, bargain, sell and convey unto RODNEY TERRILL GRILL AND VANESSA JOINER GRILL a married couple, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 1669, Strathaven, Phase IV, in Ballantrae, as recorded in Map Book 43, Page 38, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2025, which are a lien but not yet due and payable until October 1, 2025, if any.
2. Restrictive Covenants, if any, existing easements, restrictions and rights of way of record.

The sole purpose of this conveyance is to vest title with joint right of survivorship with husband.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.



20250610000178160 2/2 \$493.50
Shelby Cnty Judge of Probate, AL
06/10/2025 02:09:23 PM FILED/CERT

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of June, 2025.

Vanessa Joiner Grill
VANESSA JOINER GRILL

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VANESSA JOINER GRILL 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 2025.

Jana Hughes
Notary Public

My Commission Expires: 3/14/26

Grantor=s Name:
VANESSA JOINER HAND

Grantee=s name:
VANESSA JOINER GRILL
RODNEY TERRILL GRILL

Mailing Address:
384 STRATHAVEN DRIVE
PELHAM, ALABAMA 35124

Mailing Address:
384 STRATHAVEN DRIVE
PELHAM, ALABAMA 35124

Property Address:
384 STRATHAVEN DRIVE
PELHAM, ALABAMA 35124

FMV 467,400.00

