

Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
2700 Corporate Drive
Suite 150
Birmingham, AL 35242

Send Tax Notice To:
Mary Elizabeth Smith
Seth Hunter Walls

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of Three Hundred Thirty Nine Thousand Dollars and No Cents (\$339,000.00) to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged I or We Anna Garove (herein referred to as Grantors), do grant, bargain, sell and convey unto Mary Elizabeth Smith and Seth Hunter Walls (herein referred to as Grantees) 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 even contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

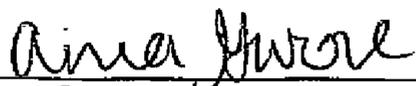
LOT 5146, ACCORDING TO THE SURVEY OF RIVERBEND AT OLD CAHABA PHASE 5, AS RECORDED IN MAP BOOK 50, PAGE 14 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

• \$284,000.00 OF THE PURCHASE PRICE WAS FINANCED WITH A PURCHASE MONEY MORTGAGE
Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless 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 the 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 noted 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 have hereunto set my hand and seal, this the .

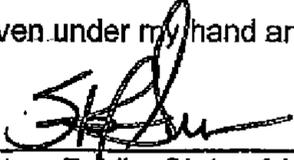


Anna Garove

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Anna Garove, 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 the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

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



Notary Public, State of Alabama
Stuart J. Garner
Printed Name of Notary
My Commission Expires:

8/19/25

