

Send Tax Notice to:
Elwin L. Bell and Janet L. Bell
7012 Montrose Road
Birmingham, AL 35242

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #: 20100624000201320

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW BY ALL MEN THESE PRESENTS, that effective this the 13th day of June, 2025, in consideration of **Eight Hundred Seventy Thousand and 00/100 Dollars (\$870,000.00)**, 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, **Terry J. Ray and Katherine H. Ray, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires), whose mailing address is #73 Whisperwind Rd, Alexander City, AL 35010 does hereby grant, bargain, sell and convey unto **Elwin L. Bell and Janet L. Bell**, (herein referred to as Grantee, whether one or more, singular or plural as context requires), whose mailing address is 7012 Montrose Road, Birmingham, AL 35242, 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 of 7012 Montrose Road, Birmingham, AL 35242, to wit:

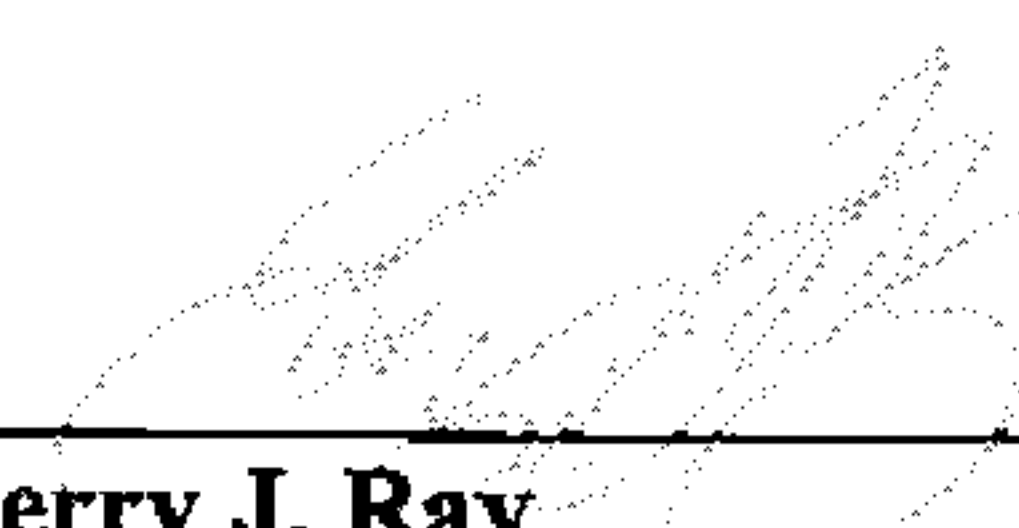
Lot 11, according to the Map and Survey of Greystone, 7th Sector, Phase V, as recorded in Map Book 23, Page 61, in the Probate Office of Shelby County, Alabama.

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.

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.

Poor Quality

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 13th day of June, 2025.


Terry J. Ray

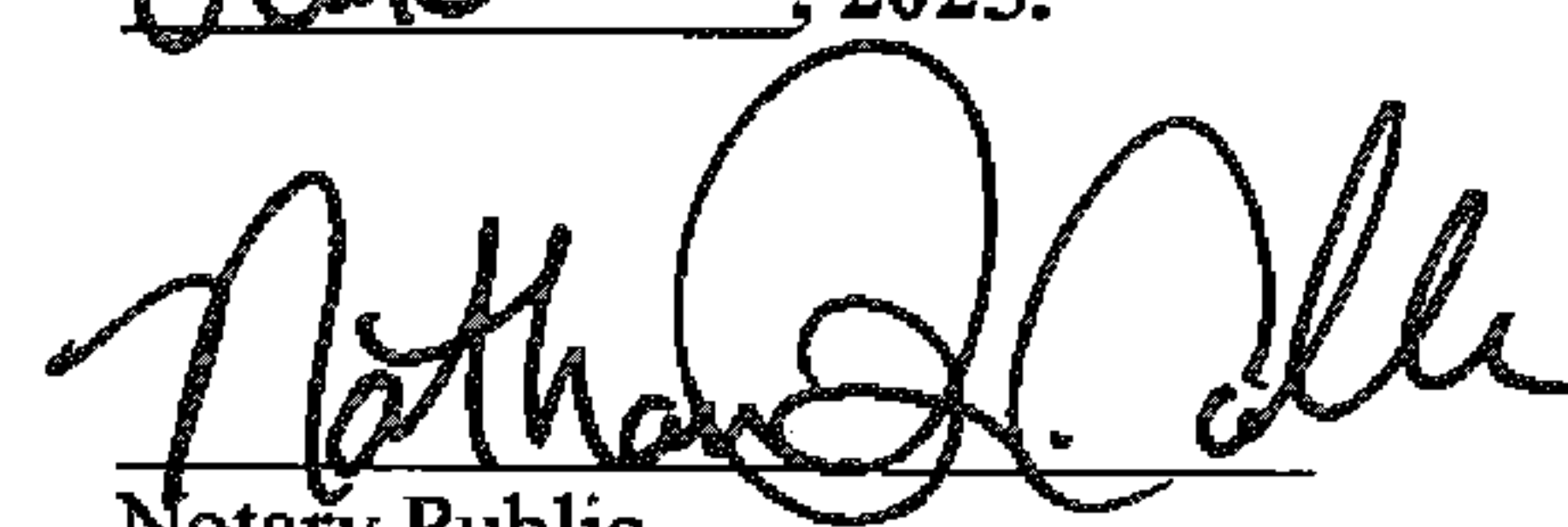

Katherine H. Ray

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Terry J. Ray and Katherine H. Ray**, 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 13th day of June, 2025.


Notary Public

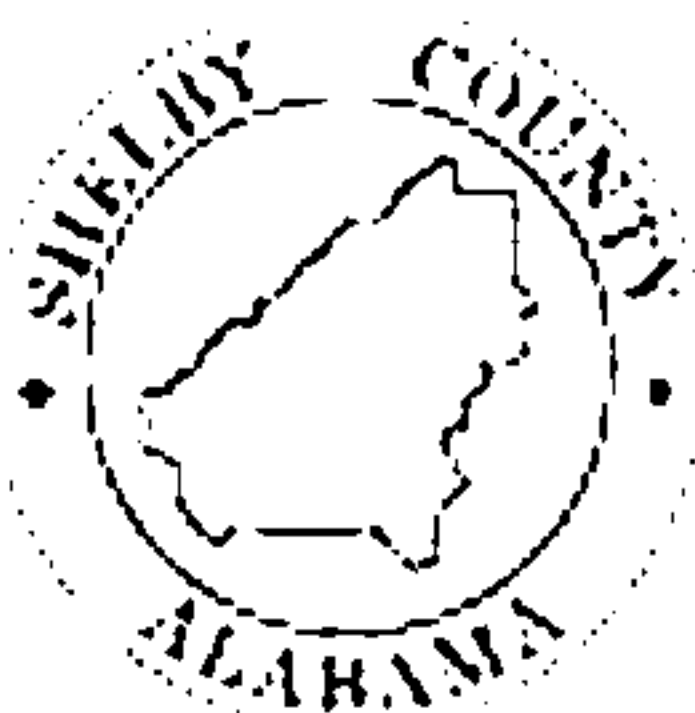
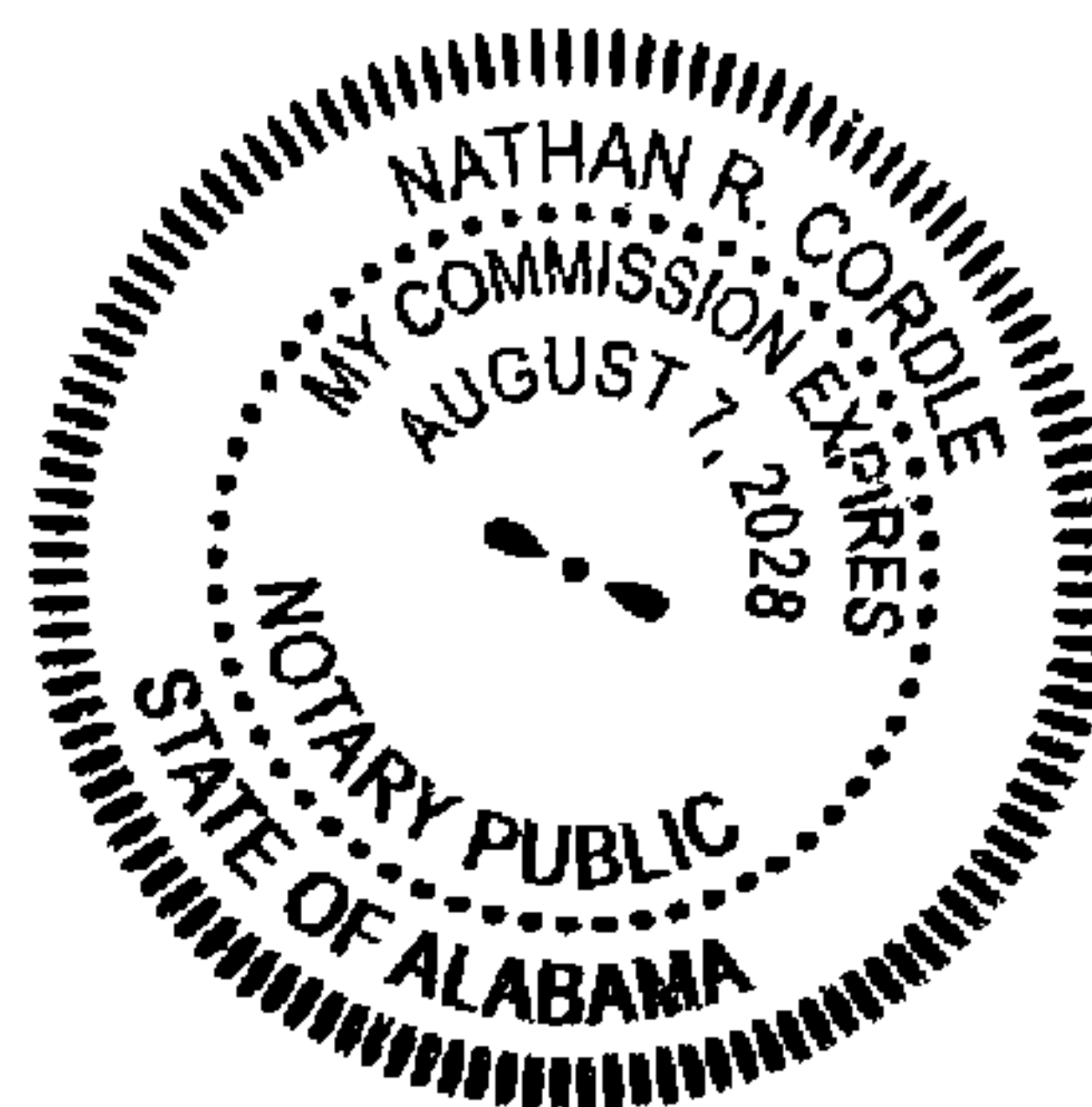
My Commission Expires:

8/7/2028

This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
1801 Oxmoor Road, Suite 100
Homewood, AL 35209
(205) 454-9121

File No.: ATB4530

[SEAL]



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2025 10:22:28 AM
\$895.00 PAYGE
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