

SEND TAX NOTICE TO:

Jessica Ryan, Regina Ryan, and
Rondolph Fitz-Stephen Ryan
135 Weatherly Way
Pelham, AL 35124

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **SEVEN HUNDRED TWENTY THOUSAND AND 00/100 (\$720,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Peggy J. Burton, an unmarried woman**, whose address is 485 Peterson Ave. Thorsby, AL 35171 (hereinafter "Grantor", whether one or more), by **Jessica Ryan and Regina Ryan and Rondolph Fitz-Stephen Ryan**, whose address is 135 Weatherly Way, Pelham, AL 35124 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Jessica Ryan and Regina Ryan and Rondolph Fitz-Stephen Ryan, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is **135 Weatherly Way, Pelham, AL 35124 to-wit:**

Lot 175, according to the Survey of Weatherly Sector II, Phase II, as recorded in Map Book 14 Page 73, A, B, and C, Shelby County, Alabama Records.

Peggy J. Burton is the surviving grantee of that certain deed recorded in Instrument No. 20070924000446220, in the Probate Office of Shelby County, Alabama; the other grantee, William C. Burton, having died on or about the 19th day of May, 2021.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$370,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, 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 any two or more of the grantees herein, the entire interest in fee simple shall pass to the surviving grantee or grantees and if such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 17th day of June, 2025.

Peggy J. Burton
Peggy J. Burton

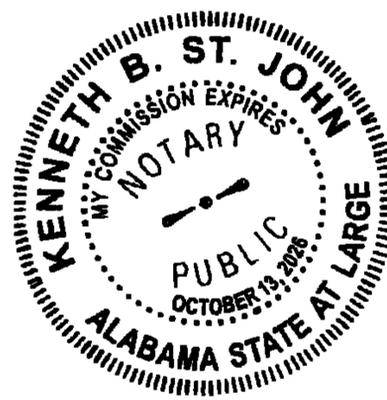
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Peggy J. Burton** 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2025.

[Signature]

Notary Public
Print Name: *Kenneth B. St John*
My Commission Expires: *10/13/2026*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2025 02:50:40 PM
\$376.00 JOANN
20250617000185430

Allie S. Beagl