

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} Know All Men by These Presents,

COUNTY OF SHELBY

That in consideration of the sum of **Five Hundred Fifty Thousand And No/100 DOLLARS (\$550,000.00)** the amount of which can be verified in the sales contract between the parties hereto, and other good and valuable consideration to the undersigned Grantor(s), **Darryl S. Sheffer and Kristy Sheffer, husband and wife**, (herein referred to as "Grantor", whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell and convey unto **Kimberly Morrisette and Dominique Morrisette**, (herein referred to as "Grantee", whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama** to-wit:

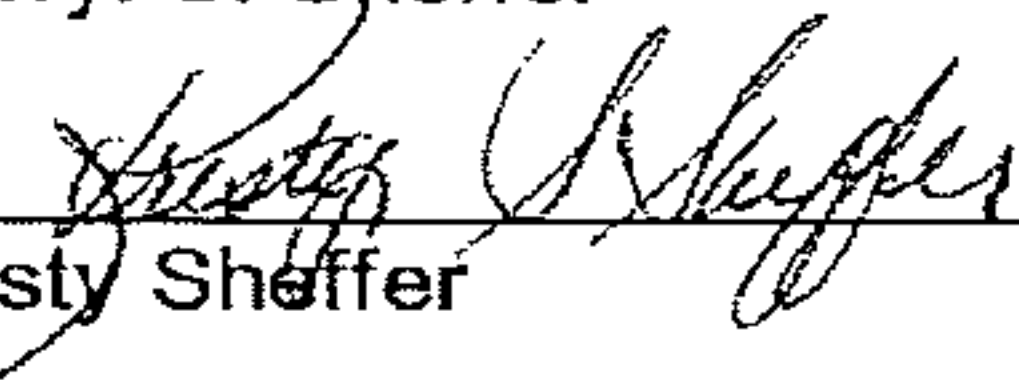
Lot 220 according to the Final Plat of Lochinvar at Ballantrae, as recorded in Map Book 32, Pages 10 A, B & C, in the Probate Office of Shelby County, Alabama.

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 Grantee, 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 of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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 Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of June, 2025.

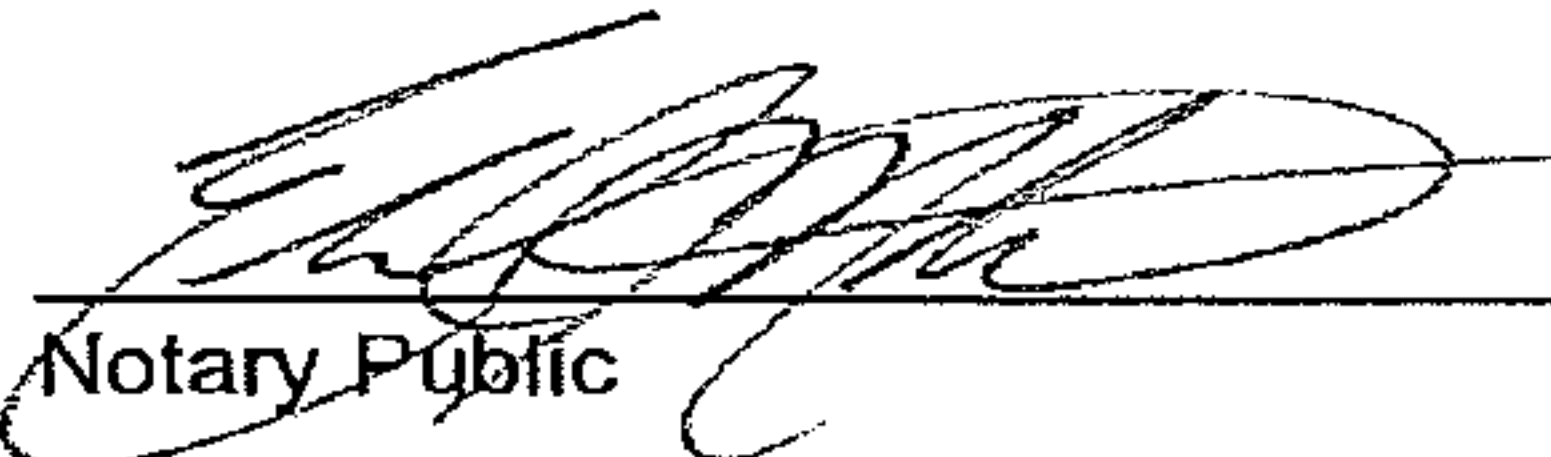

Darryl S. Sheffer

Kristy Sheffer

STATE OF ALABAMA

COUNTY OF ~~MADISON~~ ^{Jefferson}

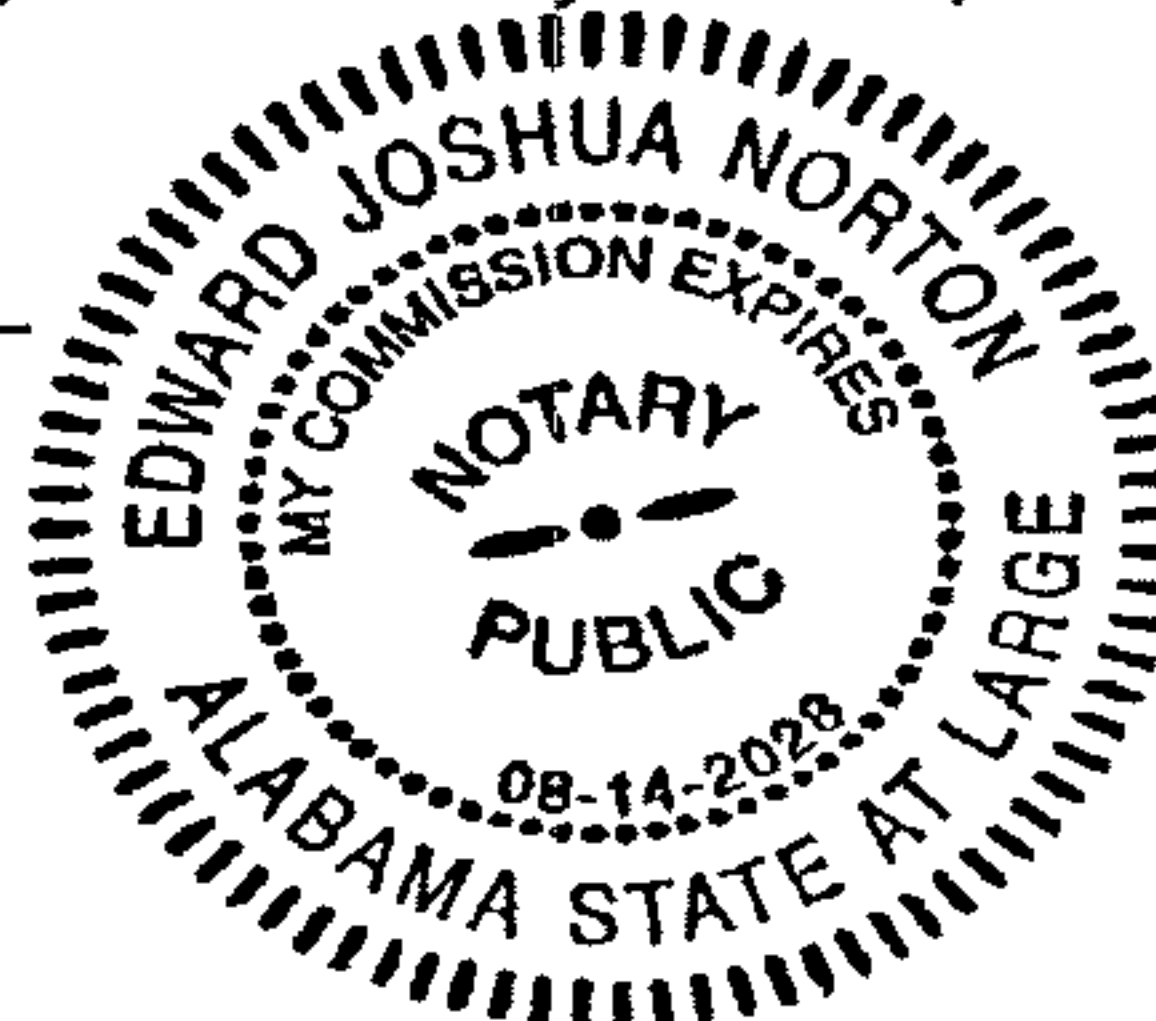
I, the undersigned, Notary Public in and for said County, in said State, hereby certify that Darryl S. Sheffer and Kristy Sheffer whose name(s) are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 18th day of June, 2025.

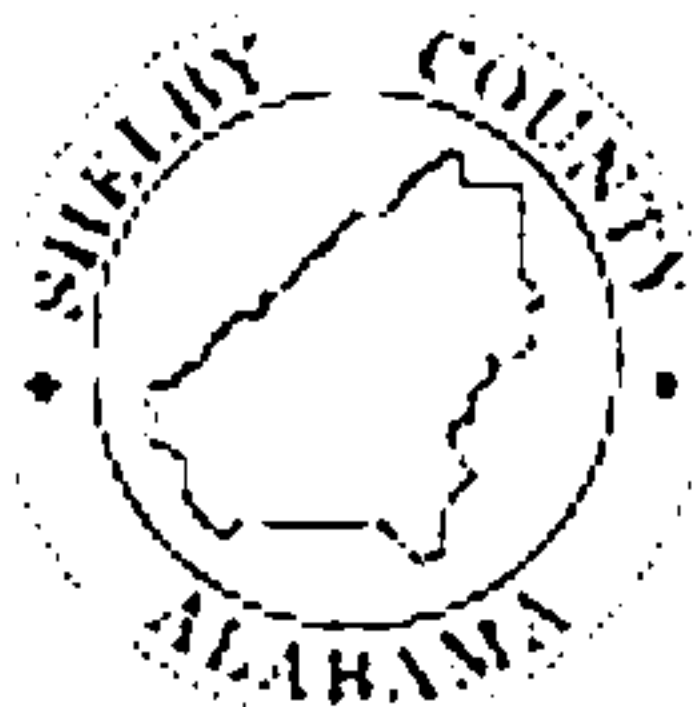

Notary Public

My Commission Expires: 8/14/2028

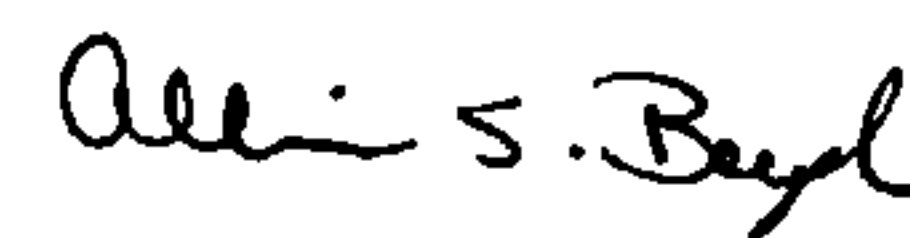
(SEAL)



Grantor's Address: 228 Huntley Knoll Place Pelham, AL 35124
Grantee's Address: 820 Ballantrae Pkwy Pelham, AL 35124
Property Address: 820 Ballantrae Pkwy Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2025 02:28:41 PM
\$162.50 PAYGE
20250701000199870



This Instrument Prepared by: Craig Paulus, The Paulus Law Firm, PC 3501 Memorial Parkway SW, Suite 400, Huntsville, AL 35801

File #: PLS-2500533/SG