

Send Tax Notice to:

204 Scarlet Court
Chelsea AL 35043

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Twenty-nine Thousand 00/100s Dollars (\$329,000.00)**, between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **William L. Kolar a/k/a William Lewis Kolar, Trustee of the Kolar Living Trust dated December 14, 2017 and any amendments thereto.** (herein referred to as grantor, whether one or more) whose mailing address is 431 10TH WAY, PLEASANT GROVE AL 35127 grant, bargain, sell and convey unto, **William Henne and Fredericka Henne** herein referred to as grantees) whose mailing address is 204 Scarlet Court Chelsea AL 35043 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: **204 Scarlet Court, Chelsea, AL 35043** to wit:

Lot 12, according to the Survey of Chesser Plantation, Phase I, Sector 2, as recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in The Chesser Plantation Declaration of Covenants, Conditions, and Restrictions recorded in Instrument Number 2002-10788 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, 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 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 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 grantees, 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 the 20 day of JUNE, 2025

Kolar Living Trust dated December 14, 2017

William L. Kolar
William L. Kolar a/k/a William Lewis Kolar, Trustee

STATE OF Alabama

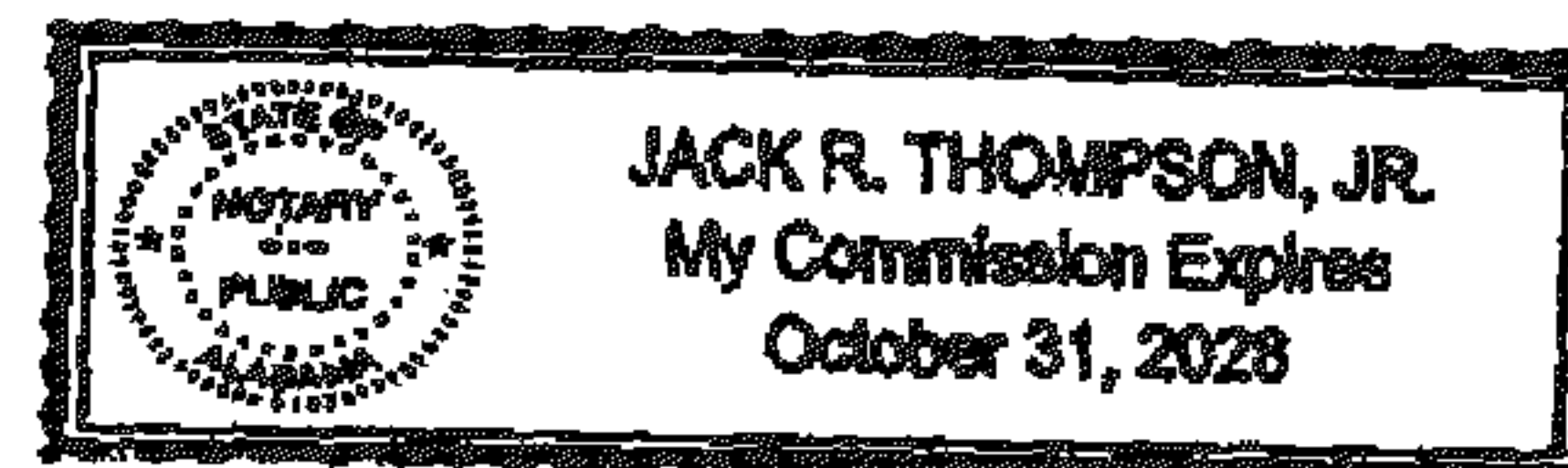
Tetterson COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **William L. Kolar a/k/a William Lewis Kolar, Trustee of the Kolar Living Trust dated December 14, 2017** 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 as Trustee executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 20th day of June, 2025

My Commission Expires: 10/31/2028

Jack R. Thompson Jr.
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATN1145



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/02/2025 09:27:12 AM
\$355.00 JOANN
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Alli S. Bezel