

**Send Tax Notice to:**

**John Thomas Willis and Judith Michelle Gerardi  
1117 Silver Creek Lane  
Alabaster, AL 35007**

[Space Above This Line for Recording Data]

## **SURVIVORSHIP WARRANTY DEED**

Source of Title: Instrument #: 20180731000272380

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that effective this the 30<sup>th</sup> day of June, 2025, in consideration of **Three Hundred Thirty Thousand and 00/100 Dollars (\$330,000.00)**, 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, **Kent Travis Robbins and Anna Michelle Robbins, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires), whose mailing address is 1133 Pine Run Lane, Knoxville, TN 37932 does hereby grant, bargain, sell and convey unto **John Thomas Willis and Judith Michelle Gerardi**, (herein referred to as Grantee, whether one or more, singular or plural as context requires), whose mailing address is 1117 Silver Creek Lane, Alabaster, AL 35007, 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 1117 Silver Creek Lane, Alabaster, AL 35007, to wit:

**Lot 366, according to the map and survey of Silver Creek Subdivision, Sector III, Phase III, as recorded in Map Book 40, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.**

\$324,022.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30<sup>th</sup> day of June, 2025.

Kent Travis Robbins  
Kent Travis Robbins

Anna Michelle Robbins  
Anna Michelle Robbins

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Kent Travis Robbins** and **Anna Michelle Robbins**, 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.

June WITNESS my hand and official seal in the county and state aforesaid this the 30<sup>th</sup> day of June, 2025.

Nathan R. Cordle

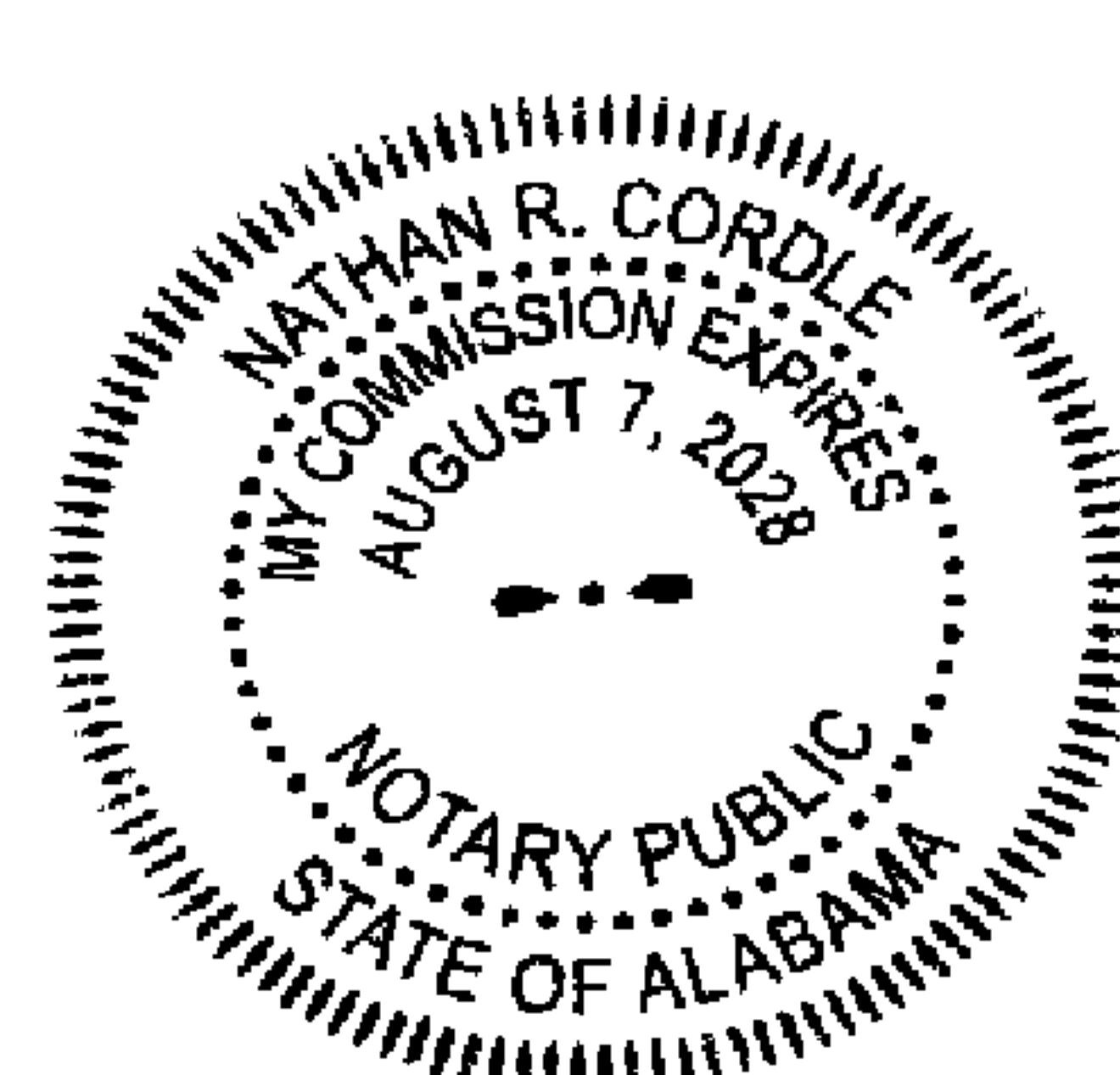
Notary Public

[SEAL]

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.: ATB4554



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/02/2025 10:55:52 AM  
\$31.00 JOANN  
20250702000200990



*Allie S. Boyd*