

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

**Grantee's Mailing Address/
Send Tax Notice To:**
Joshua A Lawrence,
Sara Theresa Lawrence,
Theresa M Funderburk
1051 Oak Meadows Rd
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Four Hundred Ninety-Five Thousand and 00/100 Dollars (\$495,000.00), being the contract sales price, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Amy Rast,
an unmarried Person

(herein referred to as "Grantor") does grant, bargain, sell and convey unto

Joshua A Lawrence, Sara Theresa Lawrence and Theresa M Funderburk

(herein referred to as Grantee), as joint tenants with right of survivorship successively, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 38, according to the Survey of Oak Meadows, 2nd Sector, as recorded in Map Book 22, Page 79, in the Office of the Judge of Probate of Shelby County, Alabama.

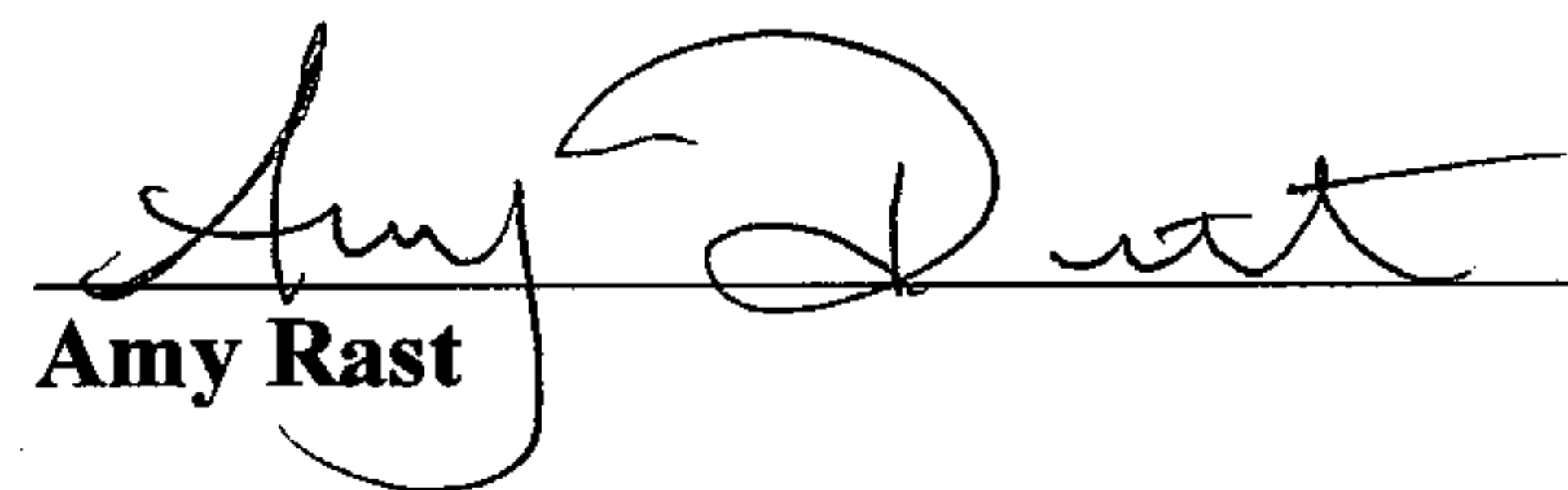
\$486,034.00 of the consideration recited above was paid from a purchase money first mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever as joint tenants, with right of survivorship, successively, their heirs 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 the grantees herein) upon the death of any one of said grantees, the entire interest in said property shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of either of the said two survivors, the entire interest in fee simple shall pass to the last surviving grantee herein named; and if neither grantee herein named does not survive the other two such as might occur in case of death in a common disaster, then, the heirs and assigns of the grantees herein shall take as tenants in common.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and his heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal this 11th day of July, 2025.


 Amy Rast

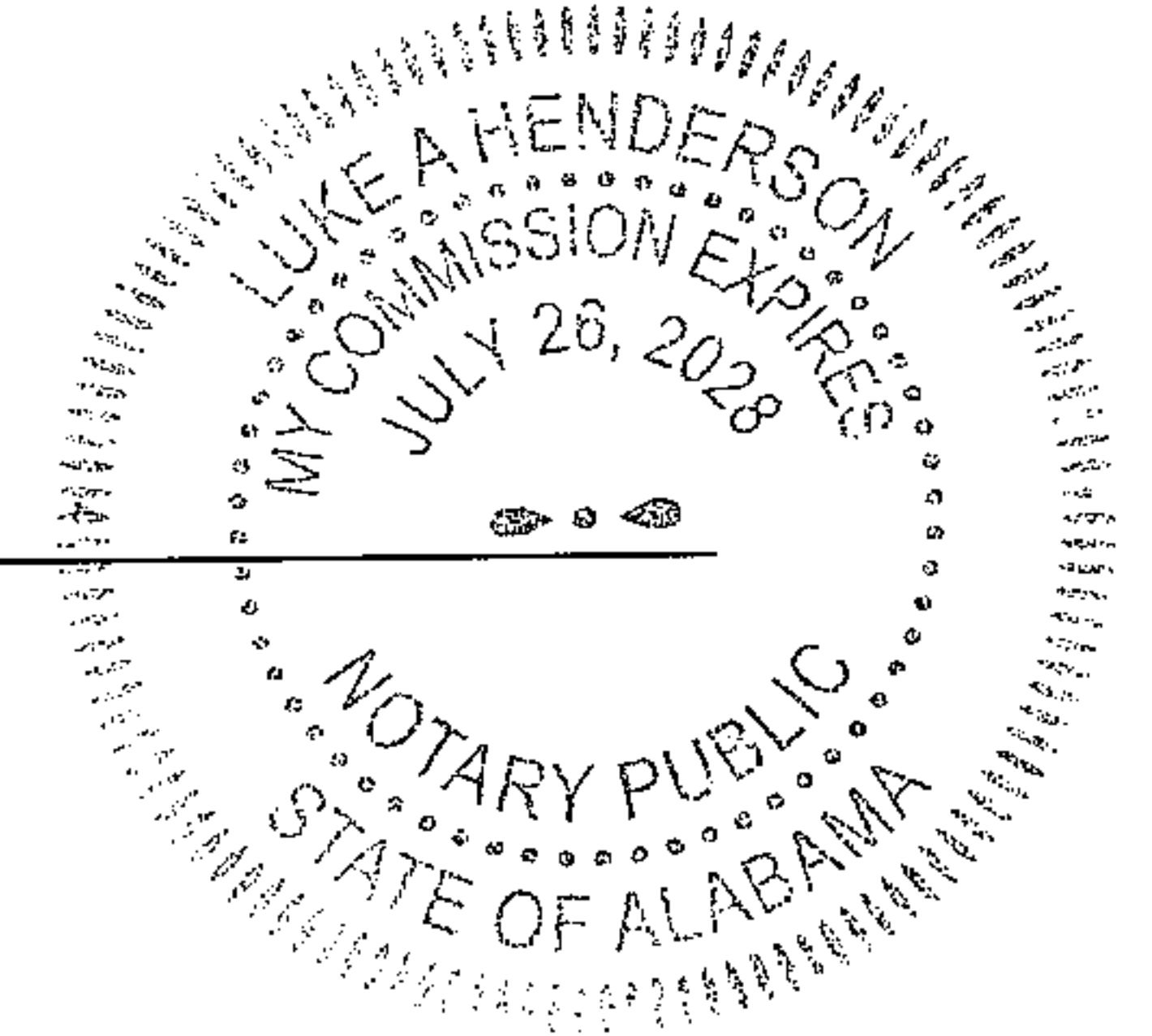
STATE OF ALABAMA)
 COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Amy Rast, an unmarried person**, 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 seal this July 11, 2025.

My Commission Expires:


 Notary Public



Grantor's Address: 209 Vineyard Ln
 Birmingham, AL 35242

Property Address: 1051 Oak Meadows Rd
 Birmingham, AL 35242

Parcel ID Number: 10 1 12 0 011 038.000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/11/2025 10:59:59 AM
 \$35.00 PAYGE
 20250711000210080

