

THIS INSTRUMENT PREPARED BY:  
J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045

20250717000216140  
07/17/2025 08:20:21 AM  
DEEDS 1/2

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**SEND TAX NOTICES TO:**

**931 5<sup>th</sup> Ct NW**

**Alabaster, AL 35007**

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

**WHEREAS**, in consideration of the sum of THREE HUNDRED FIVE THOUSAND AND 00/100 (305,000.00) and other valuable considerations to the undersigned GRANTOR(S), **KELSEY R. CLARK and ELIJAH L. CLARK**, wife and husband, in hand paid by the GRANTEE(S), **PEYTON CARROLL and CAYTON BROADHEAD**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, Alabama, to wit:

**Lot 23, according to the Survey of Hamlet, Fifth Sector, as recorded in Map Book 9, Page 70, in the Probate Office of Shelby County, Alabama.**

**Prior Deed Reference: Instrument No. 20200806000336950.**

**Subject to the Protective Covenants, Conditions, and Restrictions, recorded on March 31, 1981 as Instrument #19810331000034840 in the official records of the Shelby County Probate Office.**

**Subject to Plat Map of Hamlet 5th Sector as Instrument #19850502000087170 recorded in the official records of the Shelby County Probate Office.**

**Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.**

**NOTE: \$299,475.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**TO HAVE AND TO HOLD** to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

**AND THE GRANTOR(S)**, do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors,

administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 16th day of July, 2025.

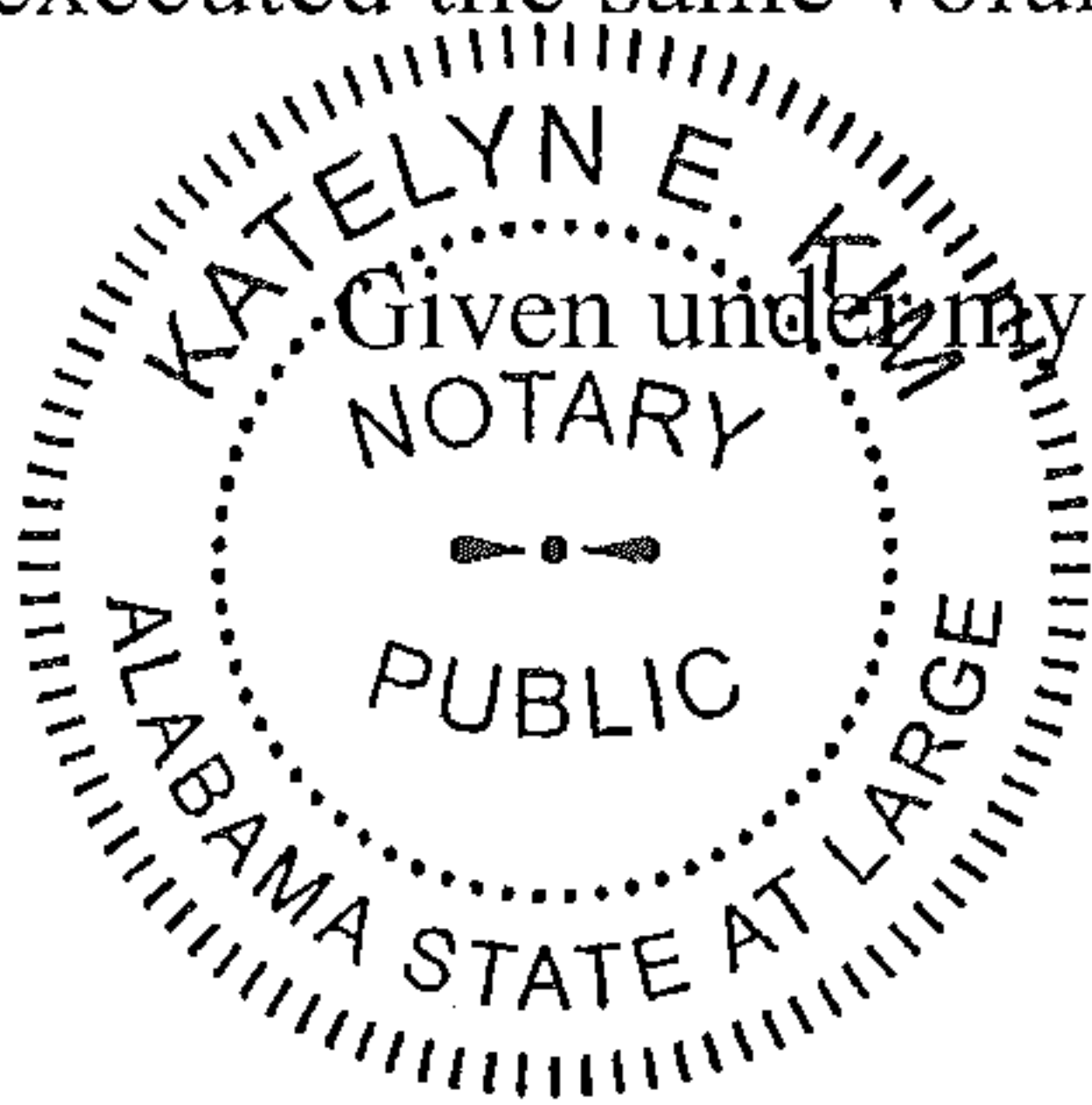
  
 \_\_\_\_\_  
**KELSEY R. CLARK**

  
 \_\_\_\_\_  
**ELIJAH L. CLARK**

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **KELSEY R. CLARK and ELIJAH L. CLARK** 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 the conveyance, they executed the same voluntarily on the day the same bears date.



Given under my hand and official seal this 16<sup>th</sup> day of July, 2025.

  
 \_\_\_\_\_  
 NOTARY PUBLIC

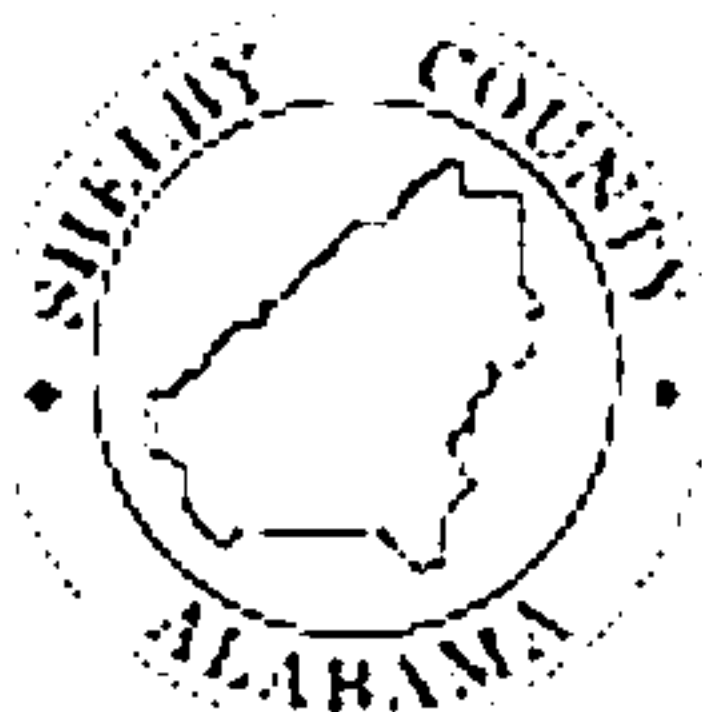
My Commission Expires: 12/03/2025

**Address of Grantee:**  
 931 5th Court NW  
 Alabaster, AL 35007

**Address of Grantor:**  
275 Magnolia Dr  
Wetumpka, AL 36093

**Property Address:**  
 931 5th Court NW,  
 Alabaster, AL 35007

**Real Value: \$305,000.00**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/17/2025 08:20:21 AM  
 \$31.00 JOANN  
 20250717000216140

