

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

20250725000225760  
07/25/2025 08:07:01 AM  
DEEDS 1/2

STATUTORY WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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SEND TAX NOTICES TO:

128 Carriage Dr.  
Alabaster, AL 35114

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

WHEREAS, in consideration of the sum of TWO HUNDRED NINETY THOUSAND AND 00/100 (290,000.00) and other valuable considerations to the undersigned GRANTOR(S), **GREATER PATH PROPERTIES LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, in hand paid by the GRANTEE(S), **JENNIFER H. CURRY AND STEPHEN ANDREW CURRY**, 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 in Shelby, Alabama, to wit:

**Lot 8, according to the Survey of Carriage Hill, Phase II, as recorded in Map Book 13, Page 129, in the Probate Office of Shelby County, Alabama.**

**Prior Deed Reference: Instrument No. 20241004000310870.**

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

**NOTE: \$284,747.00 of the purchase price was obtained by a Purchase Money Mortgage.**

**NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.**

**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,

