

This instrument was prepared by:

Send tax notice to:

B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
(205) 938-2024
CD25-289

Ben Bryan Traywick, Jr.
& Tatiana Yennory Traywick
3621 Hilltop Rd. SE
Bessemer, AL 35022

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Robert D. Cox and Susan B. Cox, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ben Bryan Traywick, Jr. and Tatiana Yennory Traywick**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 4, according to the Survey of Horseshoe Ridge Subdivision, as recorded in Map Book 61, Page 88, in the Probate Office of Shelby County, Alabama.

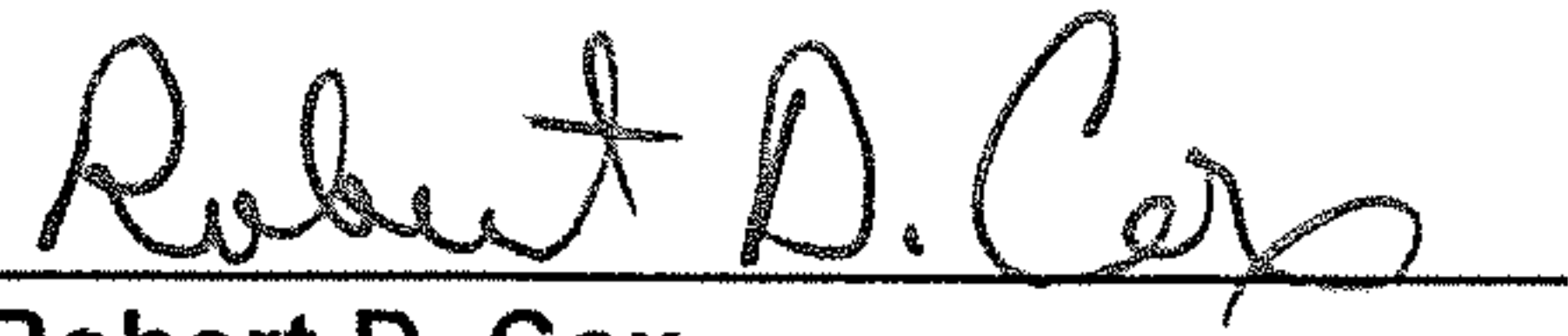
Subject to:

- 1. Ad valorem taxes for the current year, and subsequent years.**
- 2. Restrictions, reservations, conditions, and easement of record.**
- 3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.**

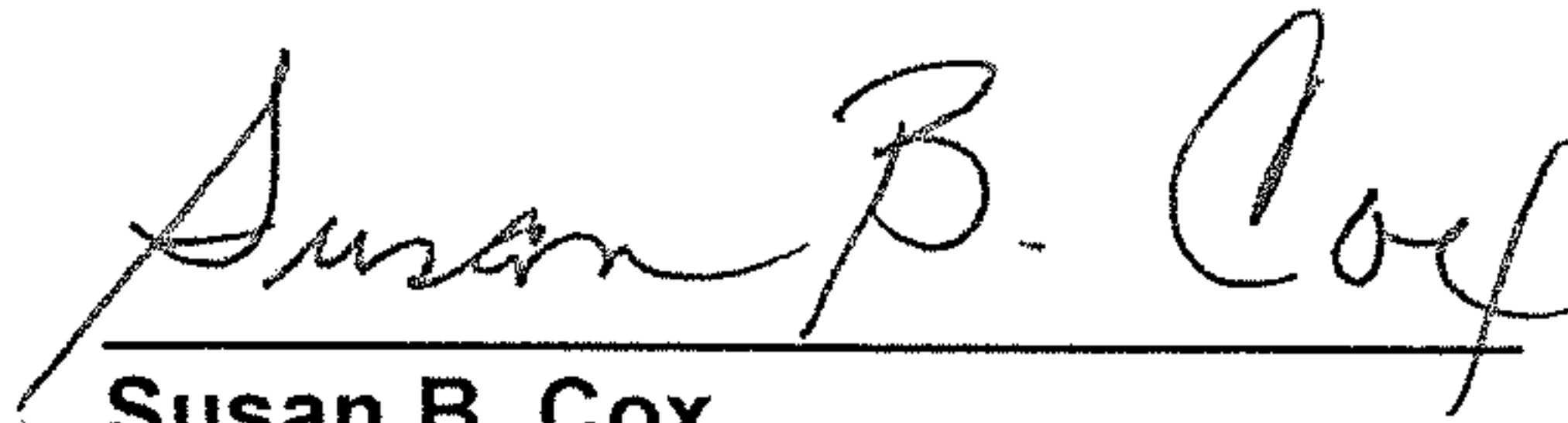
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 6th day of August, 2025.



Robert D. Cox

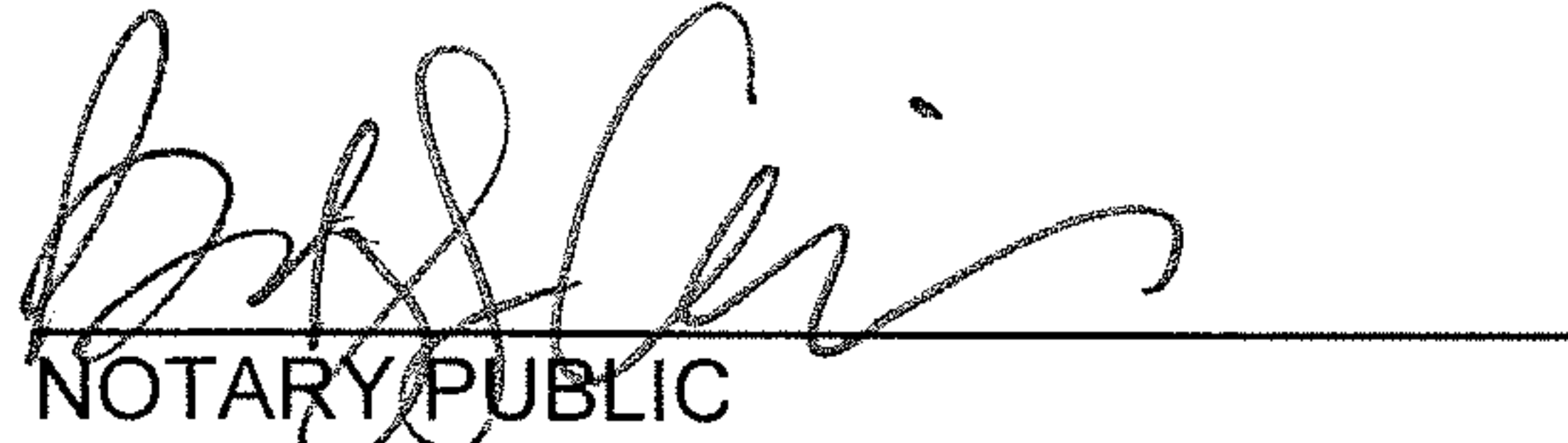


Susan B. Cox

STATE OF ALABAMA)
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Robert D. Cox and Susan B. Cox** whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

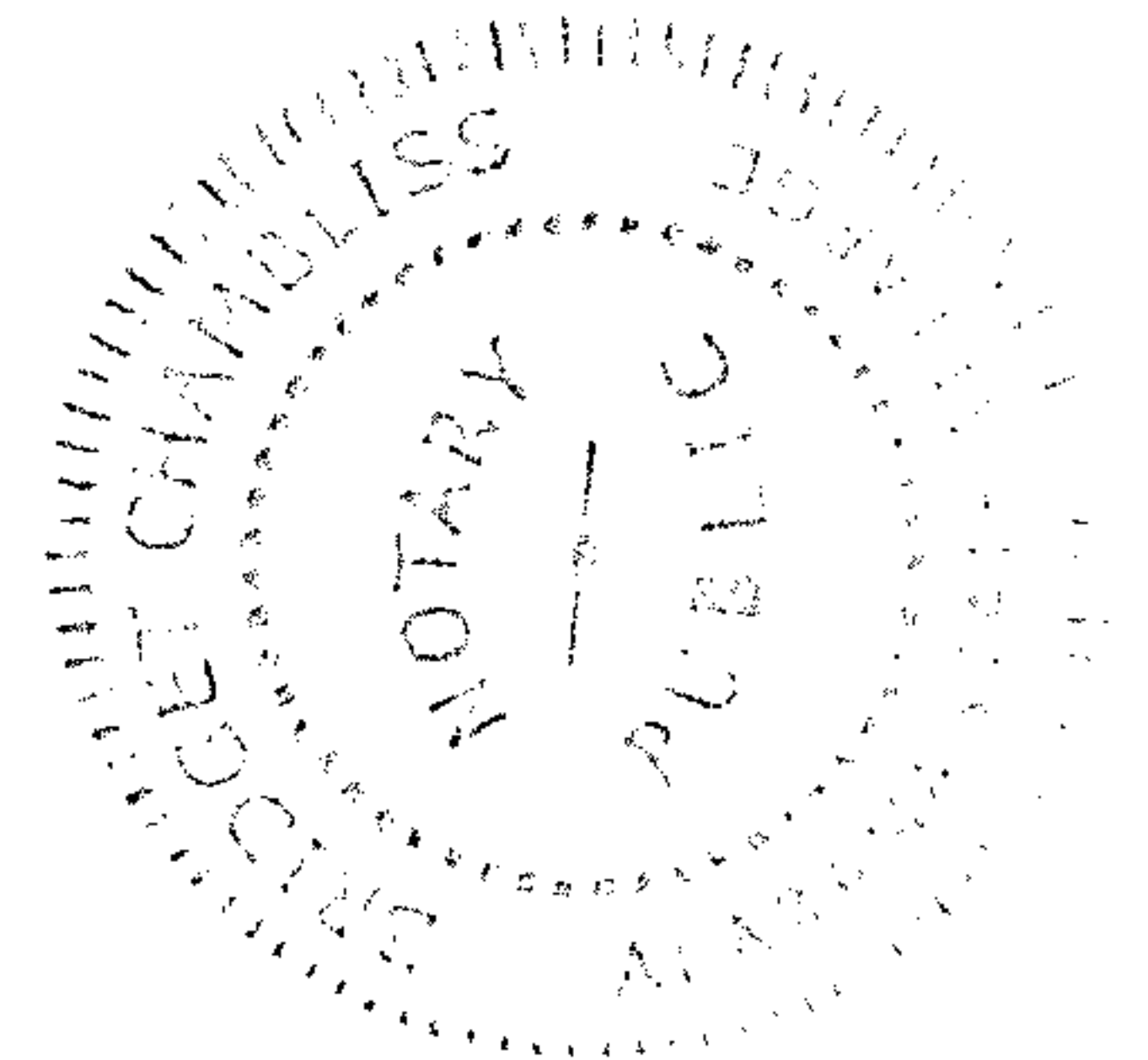
IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of August, 2025.



NOTARY PUBLIC

My Commission Expires:

BRIDGET CHAMBLISS
NOTARY PUBLIC, STATE OF ALABAMA
EXPIRES 05/02/2028



Grantor's Address: Robert D. Cox and Susan B. Cox
22629 Heritage Dr.
McCalla, AL 35111

Grantee's Address: Ben Bryan Traywick, Jr. & Tatiana Yennory Traywick
3621 Hilltop Rd. SE
Bessemer, AL 35022

Property Address: Lot 4, Horseshoe Ridge Subdivision
Helena, AL 35080

Date of Sale: August 6, 2025

Contract Price: \$140,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2025 08:08:10 AM
\$165.00 BRITTANI
20250807000240780

