
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
3535 Grandview Pkwy Ste 240
Birmingham, AL 35243

SEND TAX NOTICE TO:
Susan L Custred and Michael Custred
30190 Hwy 25
Wilsonville, AL 35186

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Seventy Thousand And No/100 (\$170,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantee(s) herein, the receipt of which is acknowledged, **Walker Family Holdings LTD**, an Alabama limited partnership (herein referred to as Grantor), whose mailing address is 6969 Grosvenor Hwy N. TN 35173 does/do hereby grant, bargain, sell and convey unto **Susan L Custred and Michael Custred** (herein referred to as Grantee(s)), whose mailing address is 30190 Hwy 25, Wilsonville, AL 35186 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, the address of which is 30190 Hwy 25, Wilsonville, AL 35186 to-wit:

Lot 1, according to the Survey of White Oak Farm, as recorded in Map Book 62, Page 12, in the Probate Office of Shelby County, Alabama

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

\$161,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s) for and during his, her, or their joint life/lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s), his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its who is/are authorized to execute this conveyance, has / have hereunto set his, her or their signature(s) and seal(s), this the 29th day of August, 2025.

Walker Family Holdings LTD

BY: *John Guy Walker*
 JG Walker Realty Inc., General Partner
 By: John Guy Walker
 Its: President

STATE OF ALABAMA

COUNTY OF Jefferson

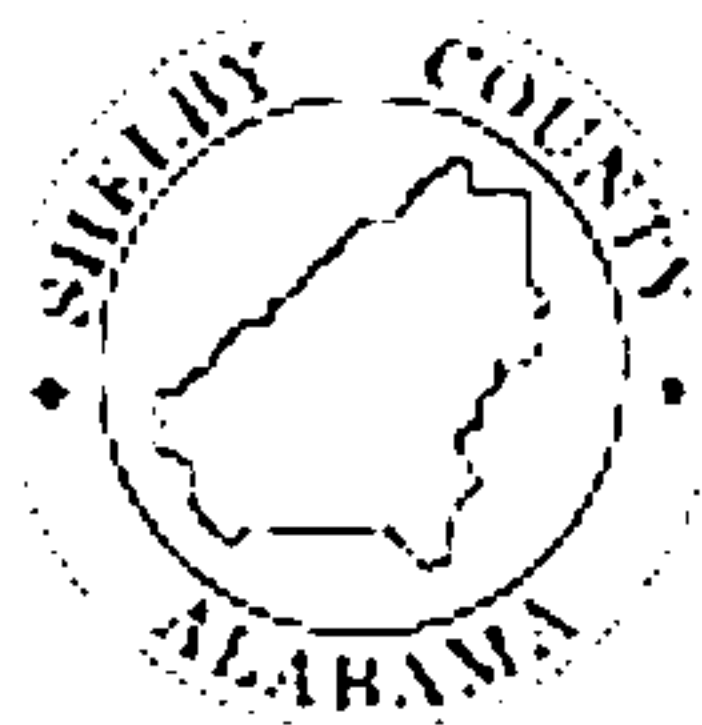
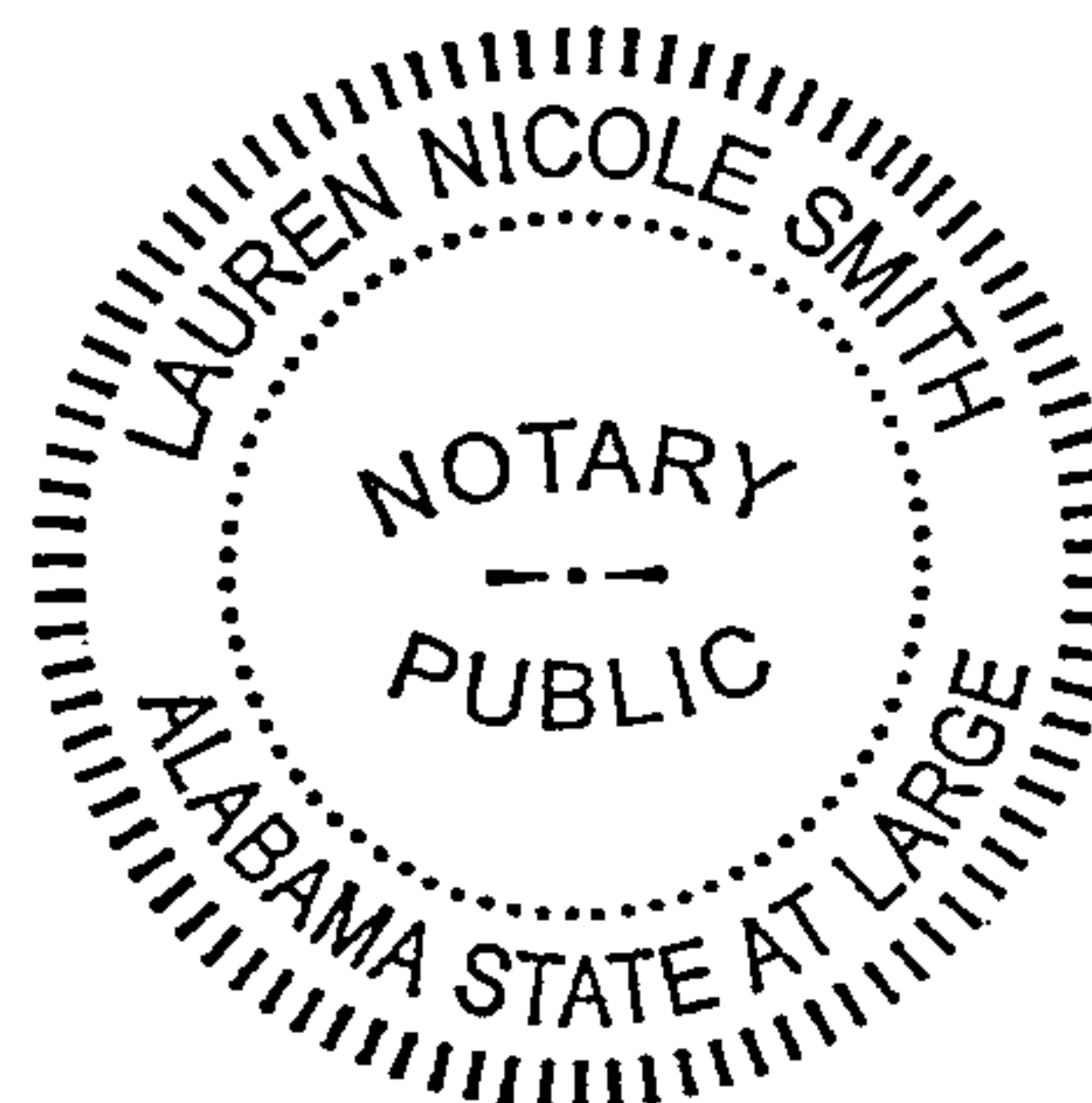
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **John Guy Walker as President of JG Walker Realty Inc. as General Partner of Walker Family Holdings LTD**, 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 29th day of August, 2025.

Lauren Nicole Smith
 Notary Public

My commission expires: 02/09/2028 MY COMMISSION EXPIRES.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/02/2025 10:22:38 AM
 \$33.50 KELSEY
 20250902000268310

Allen S. Bayl