

Send Tax Notice to:
Michael G. Yarchak and Tonya H. Yarchak
2764 Griffin Way
Hoover, AL 35244



20250912000275510 1/2 \$26.00
Shelby Cnty Judge of Probate, AL
09/12/2025 08:24:20 AM FILED/CERT

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SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #: 20210201000051530

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that effective this the 11th day of September, 2025, in consideration of Six Hundred Sixty Four Thousand Nine Hundred and 00/100 Dollars (\$664,900.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, Kyle Acker and McKenzie Acker, a married couple, whose address is 7143 W Hidden Hills Way West Jordan UT 84081 does hereby grant, bargain, sell and convey unto Michael G. Yarchak and Tonya H. Yarchak, (herein referred to as Grantee, whether one or more, singular or plural as context requires), whose mailing address is 2764 Griffin Way, Hoover, AL 35244 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, having an address of 2764 Griffin Way, Hoover, AL 35244, to wit:

Lot 488, according to the Final Plot of the Subdivision of Lake Wilborn Phase 4B, as recorded in Map Book 50 Page 76, in the Probate Office of Shelby County, Alabama.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$175,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8 day of September, 2025.



Kyle Acker

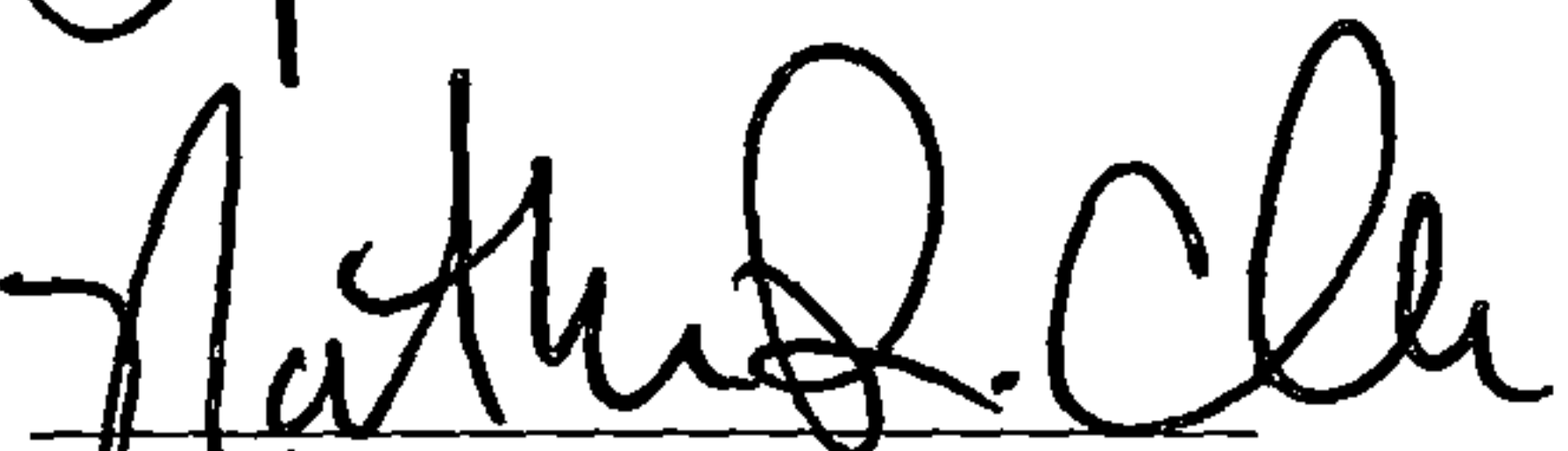


McKenzie Acker

STATE OF ALABAMA
COUNTY OF Jefferson

I, Nathan R. Cordle, a Notary Public in and for said county in said state, hereby certify that **Kyle Acker and McKenzie Acker**, 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 8th day of September, 2025. NRC



Notary Public

[SEAL]

My Commission Expires: 8/7/2028

This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
1801 Oxmoor Road, Suite 100
Homewood, AL 35209
(205) 454-9121

File No.: ATB4659

