

Send Tax Notice to:
Roger W. Seuferling and Deana Mae Seuferling
2021 Baneberry Dr.
Birmingham, Al 35244

[Space Above This Line for Recording Data]

WARRANTY DEED

Source of Title: Instrument #2022100317

STATE OF ALABAMA
COUNTY OF SHELBY



20250915000277030 1/2 \$925.00
Shelby Cnty Judge of Probate, AL
09/15/2025 10:44:23 AM FILED/CERT

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Nine Hundred Thousand and 00/100 Dollars (\$900,000.00)**, which represents the tax-assessed value of the property, I or we, **Michael G. Yarchak and Tonya H. Yarchak, a married couple**, (collectively herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 2764 Griffin Way, Birmingham, Al 35244 does hereby grant, bargain, sell and convey unto **Roger W. Seuferling and Deana Mae Seuferling**, (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 2021 Baneberry Drive, Birmingham, 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 2021 Baneberry Drive, Birmingham, AL 35244, to wit:

Lot 3525, according to the Survey of Riverchase County Club, 35th Addition, as recorded in Map Book 16, Page 113, 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.

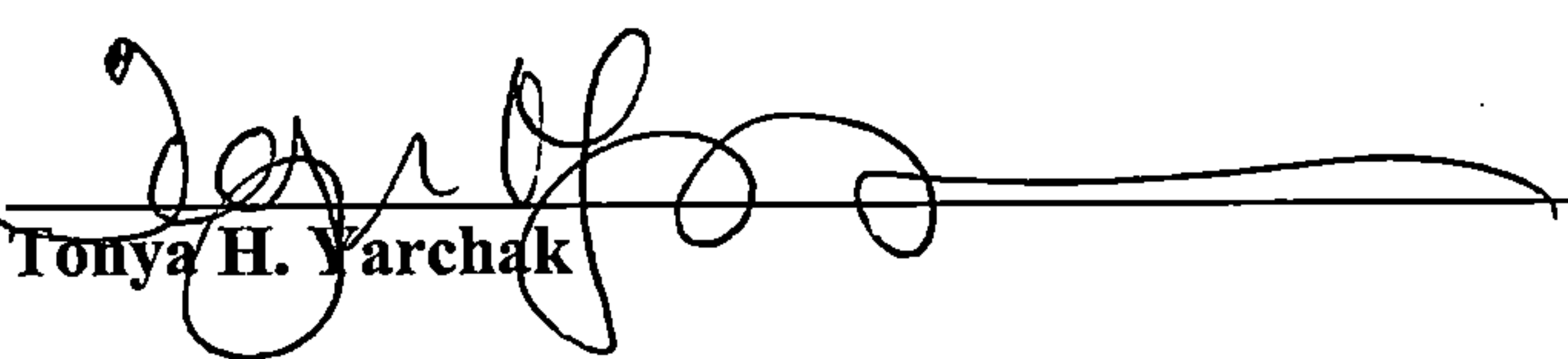
To Have and To Hold to the said Grantee, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) 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.

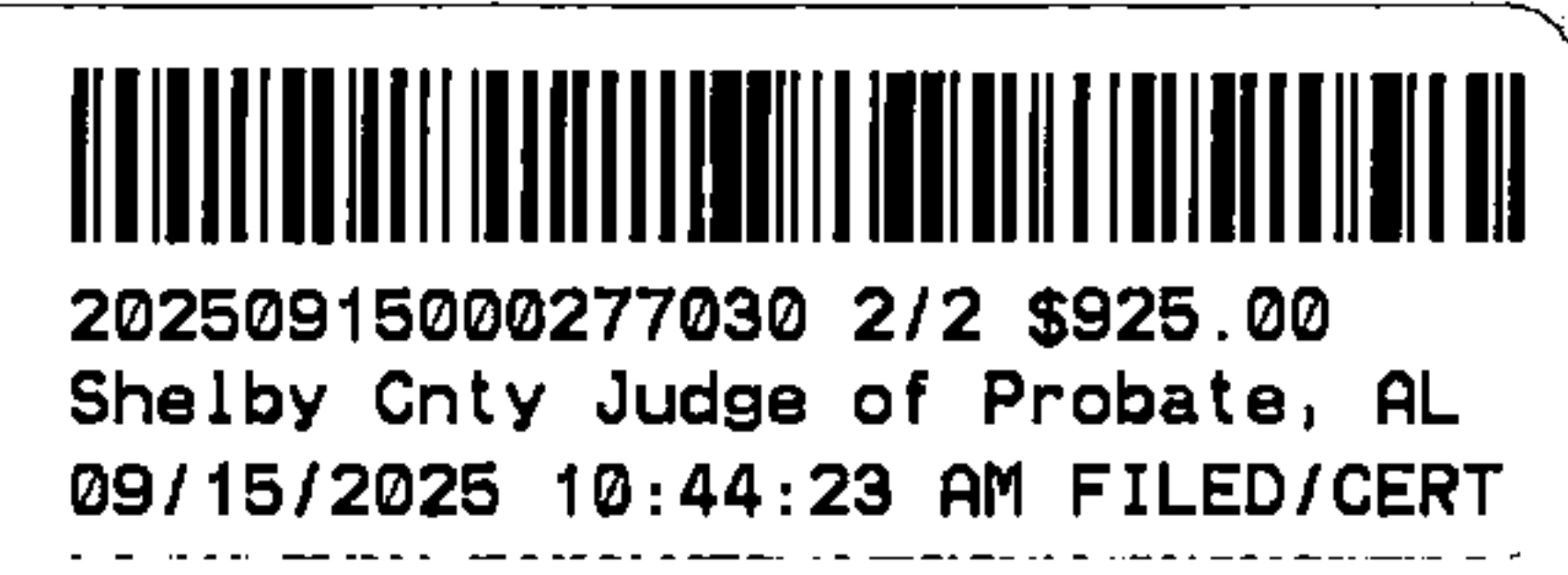
[Signature Page to Follow]

Shelby County, AL 09/15/2025
State of Alabama
Deed Tax: \$900.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11 day of September 2025.


Michael G. Yarchak



Tonya H. Yarchak



STATE OF ALABAMA
COUNTY OF Jefferson

I, NATHAN R. CORDLE, a Notary Public in and for said county in said state, hereby certify that Michael G. Yarchak and Tonya H. Yarchak, 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 11th day of September 2025.


Notary Public
My Commission Expires: 8/7/2028

[SEAL]



This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
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Birmingham, AL 35209
(205) 848-8003

File No.: ATB4658