

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Jeffery A. Serio & Susan J. Serio
1226 Lake Forest Circle
Birmingham, AL35244

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS (\$660,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Harriette G. Brandon and Warren L. Brandon, a married couple

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Jeffery A. Serio and Susan J. Serio

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Survey of Riverchase Country Club, 5th Addition, as recorded in Map Book 7, Page 54, in the Probate Office of Shelby County, Alabama,

SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of September, 2025.

Harriette G. Brandon

Harriette G. Brandon

Warren L. Brandon

Warren L. Brandon

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Harriette G. Brandon and Warren L. Brandon**, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **11th day of September, 2025.**

[Signature]

Notary Public

My Commission Expires:



