
(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:
Wayne Sypher and Catalina Medina de Sypher
92 Hodgens Rd
Chelsea, AL 35043

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Thirty Thousand One Hundred And No/100 (\$330,100.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantee(s) herein, the receipt of which is acknowledged, **The Estate of Lana Carol Roberts Polk, Shelby Co Probate Case #PR-2025-001723**, (herein referred to as Grantor), whose mailing address is 111 Sullivan Rd Muscle Shoals AL 35661 does/do hereby grant, bargain, sell and convey unto **Wayne Sypher and Catalina Medina de Sypher** (herein referred to as Grantee(s)), whose mailing address is 92 Hodgens Rd, Chelsea, AL 35043 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 92 Hodgens Rd, Chelsea, AL 35043 to-wit:

A part of the NE 1/4 of the NW 1/4 of Section 1, Township 20 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of said NE 1/4 of the NW 1/4 and proceed North 85 degrees 00 minutes 00 seconds West along the South boundary of said NE 1/4 of the NW 1/4 for a distance of 53.58 feet, to the point of beginning; thence from said point of beginning, continue along the aforementioned course North 85 degrees 00 minutes 00 seconds West for a distance of 498.55 feet; thence proceed North 2 degrees 53 minutes 14 seconds East 423.26 feet to a point on the Southerly boundary of a County Maintained Road (HODGENS ROAD); thence proceed along the Southerly boundary of said County Road and along a curve of said road the following short chord bearing and distances; South 46 degrees 54 minutes 46 seconds East 97.12 feet; South 49 degrees 25 minutes 32 seconds East 98.99 feet; South 52 degrees 17 minutes 15 seconds East 100.67 feet; South 55 degrees 34 minutes 38 seconds East 95.49 feet; South 43 degrees 56 minutes 47 seconds East 96.04 feet; South 36 degrees 25 minutes 10 seconds East 95.26 feet; thence proceed South 32 degrees 43 minutes 19 seconds East for a distance of 88.06 feet, back to the point of beginning. According to the survey of Billy R. Martin, RLS #10559, dated August 29, 1996

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.

*Brian Webster Polk died on or about October 14, 2020. Lana Carol Roberts Polk aka Carol Roberts Lana died on or about January 8, 2025.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

\$313, 595.00 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.

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 Personal Representative who is/are authorized to execute this conveyance, has / have hereunto set his, her or their signature(s) and seal(s), this the 24th day of September, 2025.

The Estate of Lana Carol Roberts Polk, Shelby
Co Probate Case #PR-2025-001723

BY: *Cody Ayers* as Personal Representative
Cody Ayers
Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

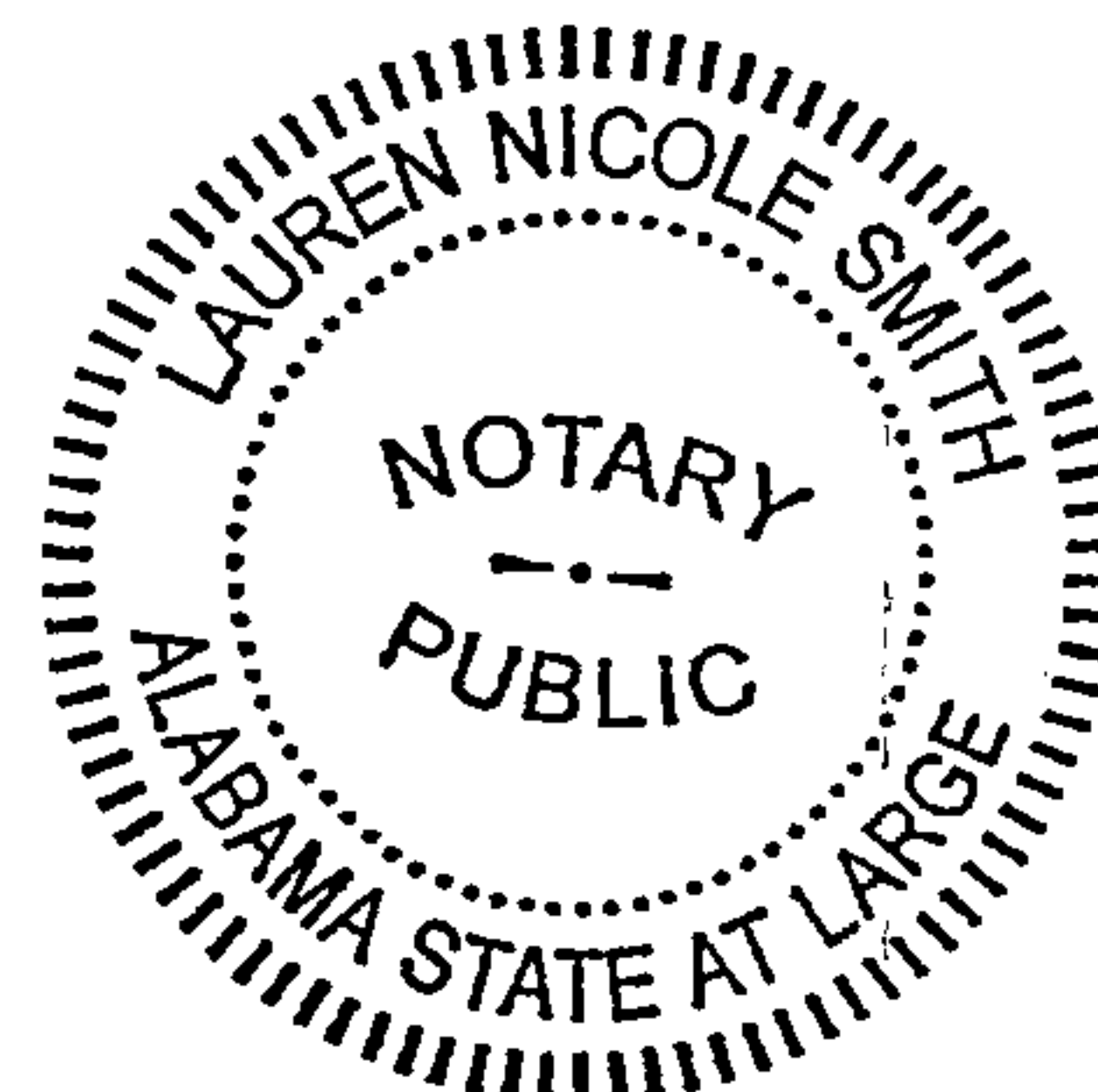
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Cody Ayers as Personal Representative of The Estate of Lana Carol Roberts Polk, Shelby Co Probate Case #PR-2025-001723**, 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 24th day of September, 2025.

Lauren Nicole Smith
Notary Public

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/24/2025 02:57:01 PM
\$42.00 JOANN
20250924000293550



Allen S. Bayl