

Send Tax Notice to:

184 Maple Street
Maylene AL 35114

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Sixty-five Thousand 00/100s Dollars (\$265,000.00)**, between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Kelly Colin Tucker, as Personal Representative of the Estate of Jane Jordan Victor, deceased, Probate Case No. PR-2024-000686, in the Probate Office of Shelby County, Alabama.** (herein referred to as grantor, whether one or more) whose mailing address is 12 Greenbark Wood Madison AL 35756-4374 grant, bargain, sell and convey unto, **Alex Brian Kerr and Gizeh Madrigal-Kerr** herein referred to as grantees) whose mailing address is 164 Maple Street Maylene AL 35114 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: **104 Maple Street, Maylene, AL 355114** to wit:

Lot 54, according to the Survey of Woodland Hills, 1st Phase, 4th Sector, as recorded in Map Book 6 Page 24, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Order of Name Change from Jane Jordan Gambino to Jane Jordan Victor is recorded in Instrument No. 20210617000296570.

To Have and To Hold to the said grantees, 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 grantees, 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of September, 2025

Estate of Jane Jordan Victor, Deceased

By: Kelly Colin Tucker, Personal Representative
Kelly Colin Tucker, as Personal Representative

STATE OF Alabama

Tefferson COUNTY ss:

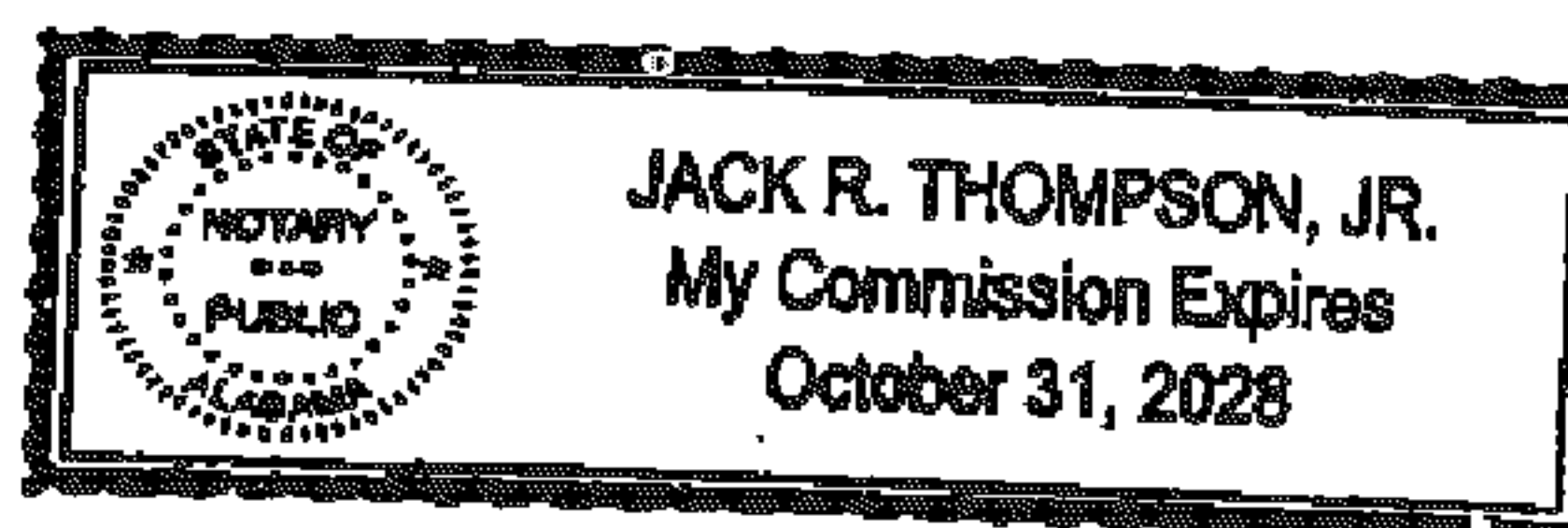
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Kelly Colin Tucker, as Personal Representative of the Estate of Jane Jordan Victor, deceased,** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, He as Personal Representative executed the same voluntarily and with full authority

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of September, 2025

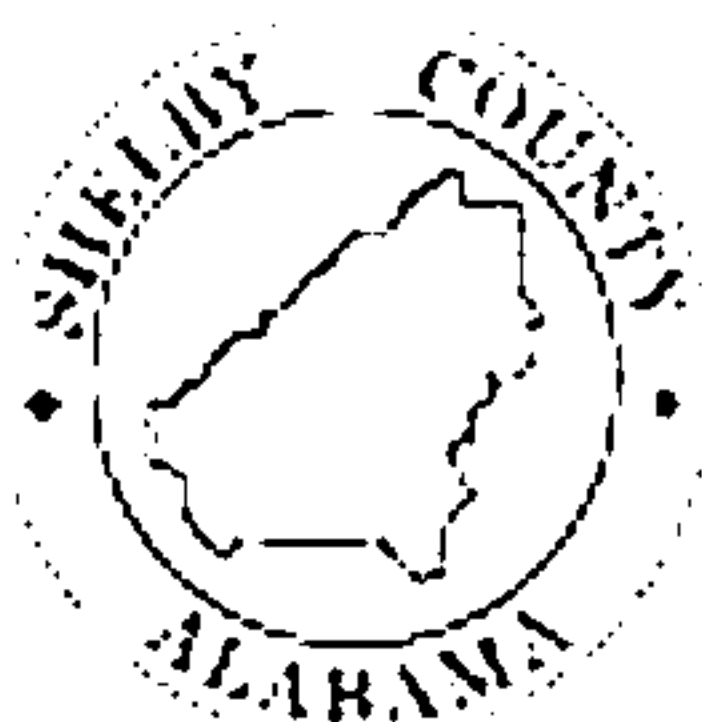
My Commission Expires: 10/31/2028

[Signature]
Notary Public

(SEAL)



This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB4690



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2025 02:56:35 PM
\$290.00 JOANN
20250929000297910

Allie S. Bayl