

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2025-09-7082
Documentary Evidence: Sales Contract

Andy Alexander Reyes and
Madison Taylor Fritts
1500 Magnolia Street
Gardendale, AL 35071
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Three Thousand Eight Hundred Fifty-Nine and 72/100 Dollars (\$103,859.72)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Robert Brandon Salser**, a married man (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Andy Alexander Reyes and Madison Taylor Fritts**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 1A, according to the map of a Resubdivision and Acreage, as recorded in Map Book 62, page 21, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property does not constitute the homestead of the grantor nor that of his spouse.

ADDRESS OF THE Property: Salser Lane, Columbiana, AL 35051

\$83,087.00 of the above-recited purchase price was paid from a purchase money mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for himself, his heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 10th day of October, 2025.

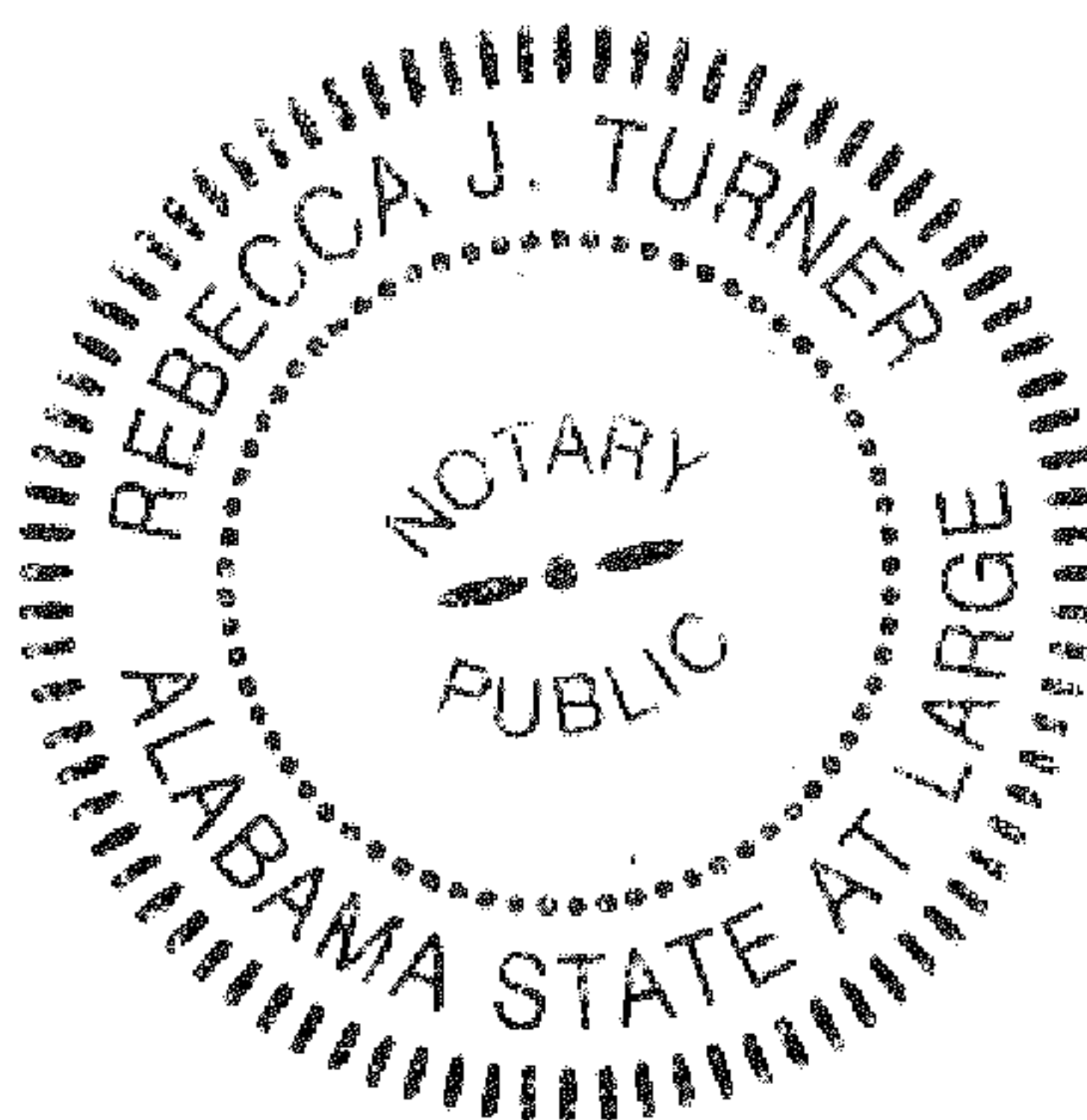
Robert Brandon Salser (Seal)
Robert Brandon Salser

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Brandon Salser**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 10th day of October, 2025.

Rebecca J. Turner
Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026



Grantor's Mailing Address:

90 McClinton Drive
Vincent, AL 35178



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2025 08:13:05 AM
\$129.00 JOANN
20251020000320890

Allie S. Bayl