

Send Tax Notice to:
Joshua Matthew Woodard & Emma Caroline Travis
112 Cove Landing
Calera, AL 35040

[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 **One Hundred Eighty Thousand and 00/100 Dollars (\$180,000.00)**, 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, **Amber Wagner, a single person and Bridgette Danielle Elliott, a single person**, (herein referred to as grantor, whether one or more) whose address is 1565 E County Highway 26, Lakewood, IL 62438 grant, bargain, sell and convey unto **Joshua Matthew Woodard and Emma Caroline Travis** (herein referred to as grantees), whose mailing address is 112 Cove Landing, Calera, AL 35040 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 **112 Cove Landing, Calera, AL 35040**, to wit:


Lot 37, according to the Survey of Willow Cove, Phase 2, as recorded in Map Book 24, Page 49, 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 easements of record.
Subject to any minerals or mineral rights leased, granted, or retained by prior owners.


\$ 176,739.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25 day of Nov, 2025.



Amber Wagner



Bridgette Danielle Elliot


STATE OF ALABAMA

Tefferson COUNTY

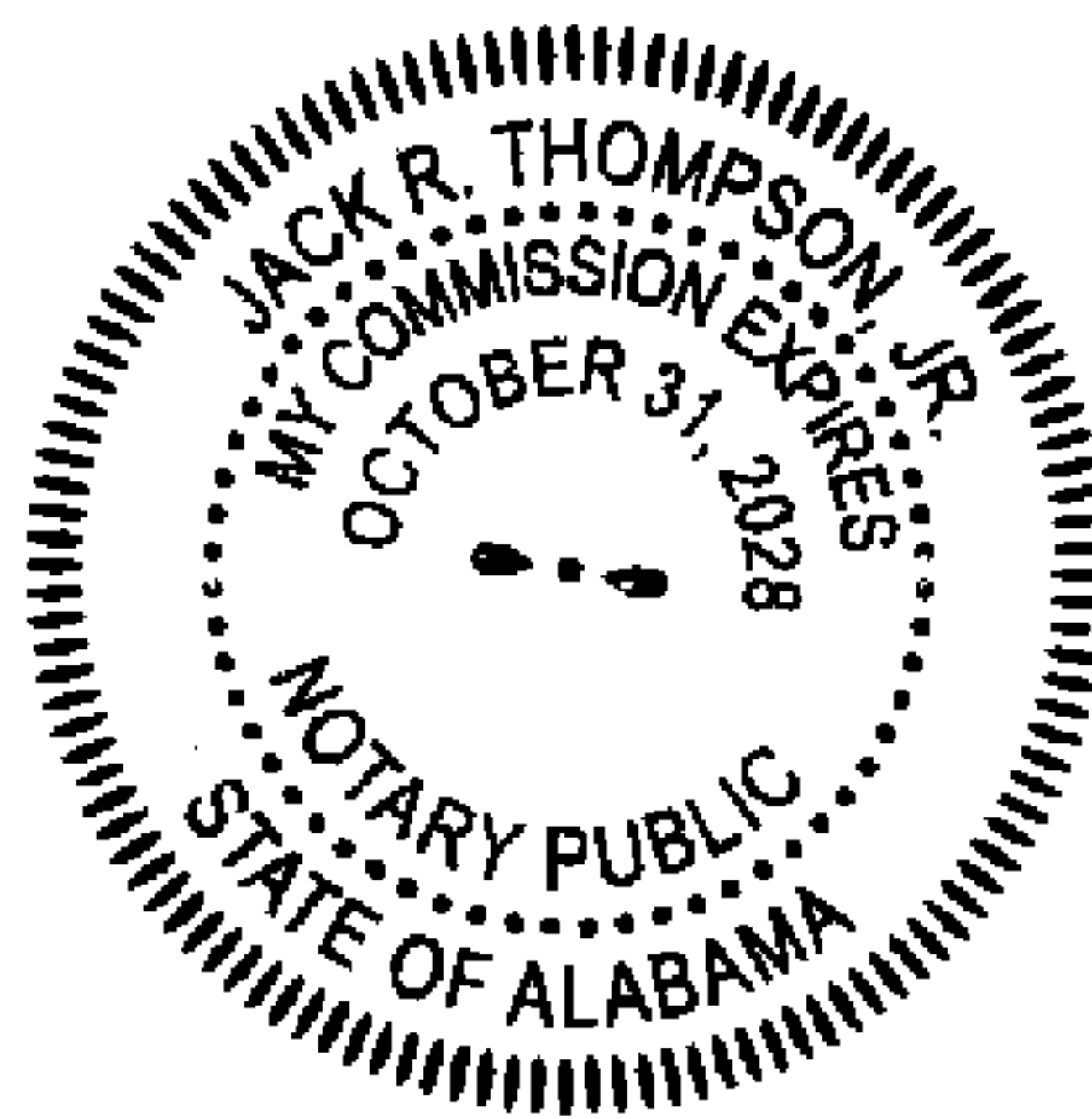
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Amber Wagner and Bridgette Danielle Elliot** whose name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 25th day of Nov., 2025

My Commission Expires: 10 | 31 | 2028



Notary Public



(SEAL)

ATB 4769



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2025 09:35:12 AM
\$205.00 BRITTANI
20251126000363380

Allie S. Bayl