

Send Tax Notice to:

Leslie Etherton
Garieth Mark Etherton
2542 Blackridge Cv
Birmingham, AL 35244

[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 Million One Hundred Thirty Thousand and 00/100s Dollars (\$1,130,000.00)**, 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, **David L. Conklin and Myrna L. Conklin, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 741 Rosebury Rd Helena AL 35080 grant, bargain, sell and convey unto, **Garieth Mark Etherton and Leslie Etherton** herein referred to as grantees) whose mailing address is 2542 Blackridge Cove, Birmingham, AL 35244 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: **2542 Blackridge Cove, Birmingham, AL 35244** to wit:

Lot 1028, according to the Survey of Blackridge Phase 1B, as recorded in Map Book 48, Page 84, 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.

\$1,204,649.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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 15 day of Dec, 2025

[Signature]
David L. Conklin

[Signature]
Myrna L. Conklin

STATE OF Alabama

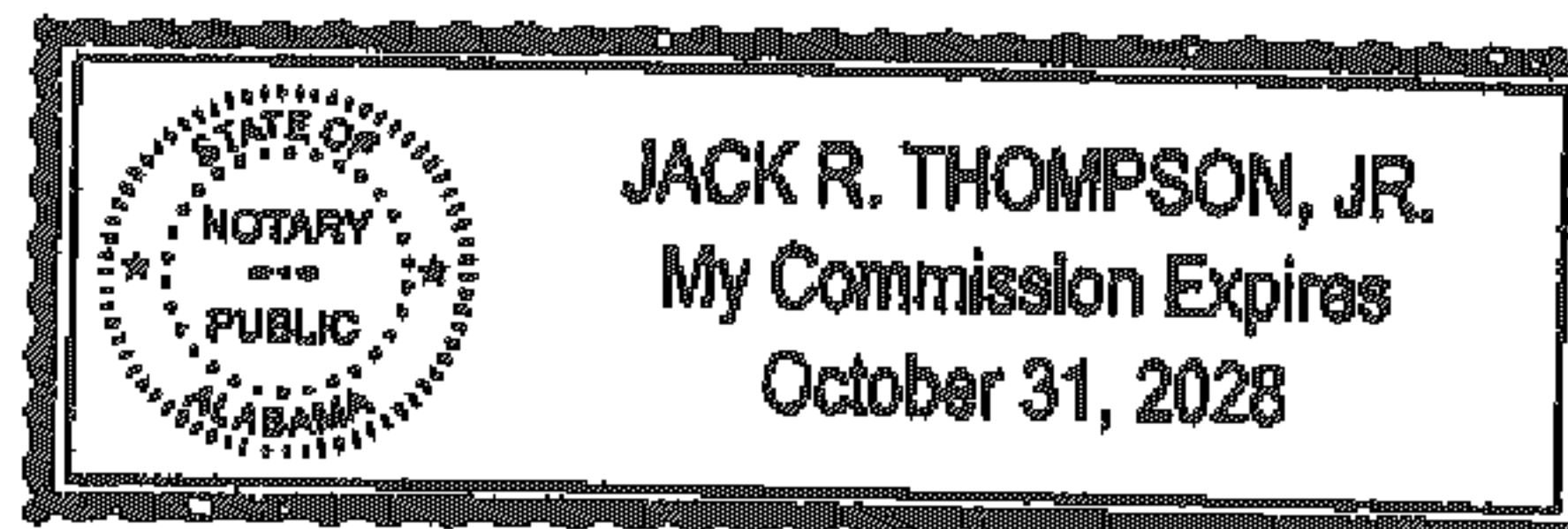
Tettersville COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **David L. Conklin and Myrna L. Conklin** 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, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of Dec, 2025

My Commission Expires: 10/31/2028

[Signature]
Notary Public



(S E A L)

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
ATB4692



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2025 12:50:10 PM
\$26.00 BRITTANI
20251216000384480

Alvin S. Boyd