

Send Tax Notice to:

Joel Thomas Funk and Jennifer Anne O'Neil
3400 Autumn Haze Lane
Birmingham, Al 35242

[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 **Eight Hundred Forty One Thousand Three Hundred and 00/100 Dollars (\$841,300.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Caitlin Goldman, a married woman as to her non-homestead property**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 830 Lake Shore Dr., Delray Beach, FL 33444 does hereby grant, bargain, sell and convey unto **Joel Thomas Funk and Jennifer Anne O'Neil** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 3400 Autumn Haze Lane, Birmingham, Al 35242 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 3400 Autumn Haze Lane, Birmingham, Al 35242 to wit:

Lot 4, Block 1, according to the Plat of Applecross, a subdivision of Inverness, as recorded in Map Book 6, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$610,942.00 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.

Deed Effective Date: 12/29/25

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16 day of December, 2025.

Caitlin Goldman
Caitlin Goldman

STATE OF Florida

COUNTY OF 2ND Palm Beach

I, Ellie Rae Musica, a Notary Public in and for said county in said state, hereby certify that Caitlin Goldman, 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/she they executed the same voluntarily and with full authority.

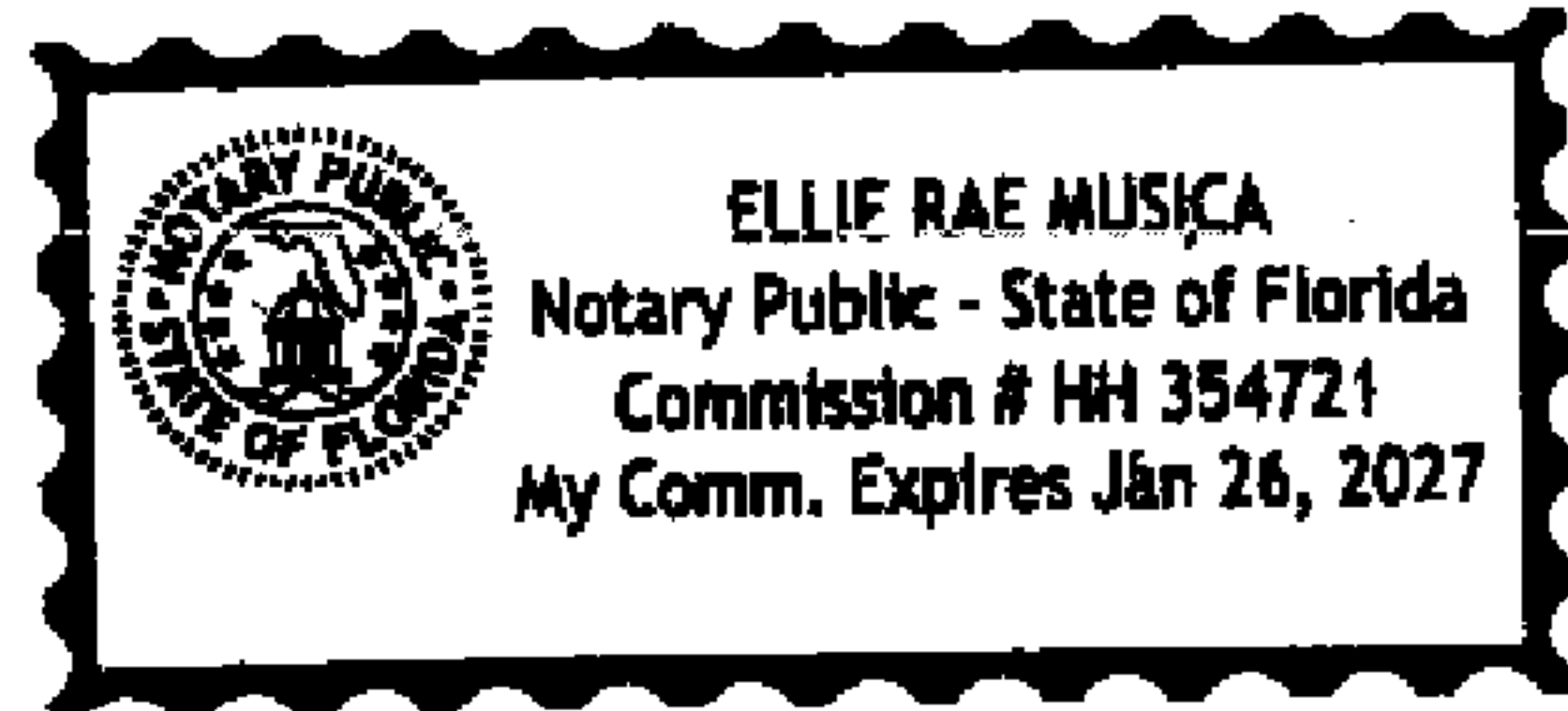
WITNESS my hand and official seal in the county and state aforesaid this the 16 day of December, 2025. produced FL Drivers License.

Ellie Rae Musica
Notary Public

[SEAL]

My Commission Expires: 01-26-2027

This instrument was prepared by:
Nathan R. Cordle, Esq.
4320 7th Avenue South
Birmingham, AL 35222
(205) 454-9121



File No.: ATB4787



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2025 01:01:12 PM
\$255.50 JOANN
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Allie S. Bayl