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(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:  
The Law Office of Lauren N Smith, LLC  
Lauren Smith, Esquire  
3535 Grandview Pkwy Ste 240  
Birmingham, AL 35243

SEND TAX NOTICE TO:  
Nicholas Waddell and Aileen Otero  
552 Overhill Rd  
Pelham, AL 35124

**WARRANTY DEED  
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

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**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **Two Hundred Fifty Thousand And No/100 (\$250,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantee(s) herein, the receipt of which is acknowledged, **The Estate of Paula Nivens Starnes Shelby Co Probate Case No PR-2025-003134**, (herein referred to as Grantor), whose mailing address is 800 Valleyview Road Apt. B-27 Pelham AL 35124 does/do hereby grant, bargain, sell and convey unto **Nicholas Waddell and Aileen Otero** (herein referred to as Grantee(s)), whose mailing address is 552 Overhill Rd, Pelham, AL 35124 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, the address of which is 552 Overhill Rd, Pelham, AL 35124 to-wit:

Lot 18, in Block 6, Oak Mountain Estates, Third Sector, according to Map as recorded in Map Book 5, on Page 83, in the Probate Office of Shelby County, Alabama

**Subject to:**

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

**\$237,500.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantee(s) for and during his, her, or their joint life/lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s), his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Personal Representative who is/are authorized to execute this conveyance, has / have hereunto set his, her or their signature(s) and seal(s), this the 8th day of January, 2026.

The Estate of Paula Nivens Starnes Shelby  
Co Probate Case No PR-2025-003134

BY: Jennifer S. Beard  
Jennifer S. Beard  
Personal Representative

STATE OF ALABAMA

COUNTY OF JEFFERSON

ACKNOWLEDGMENT

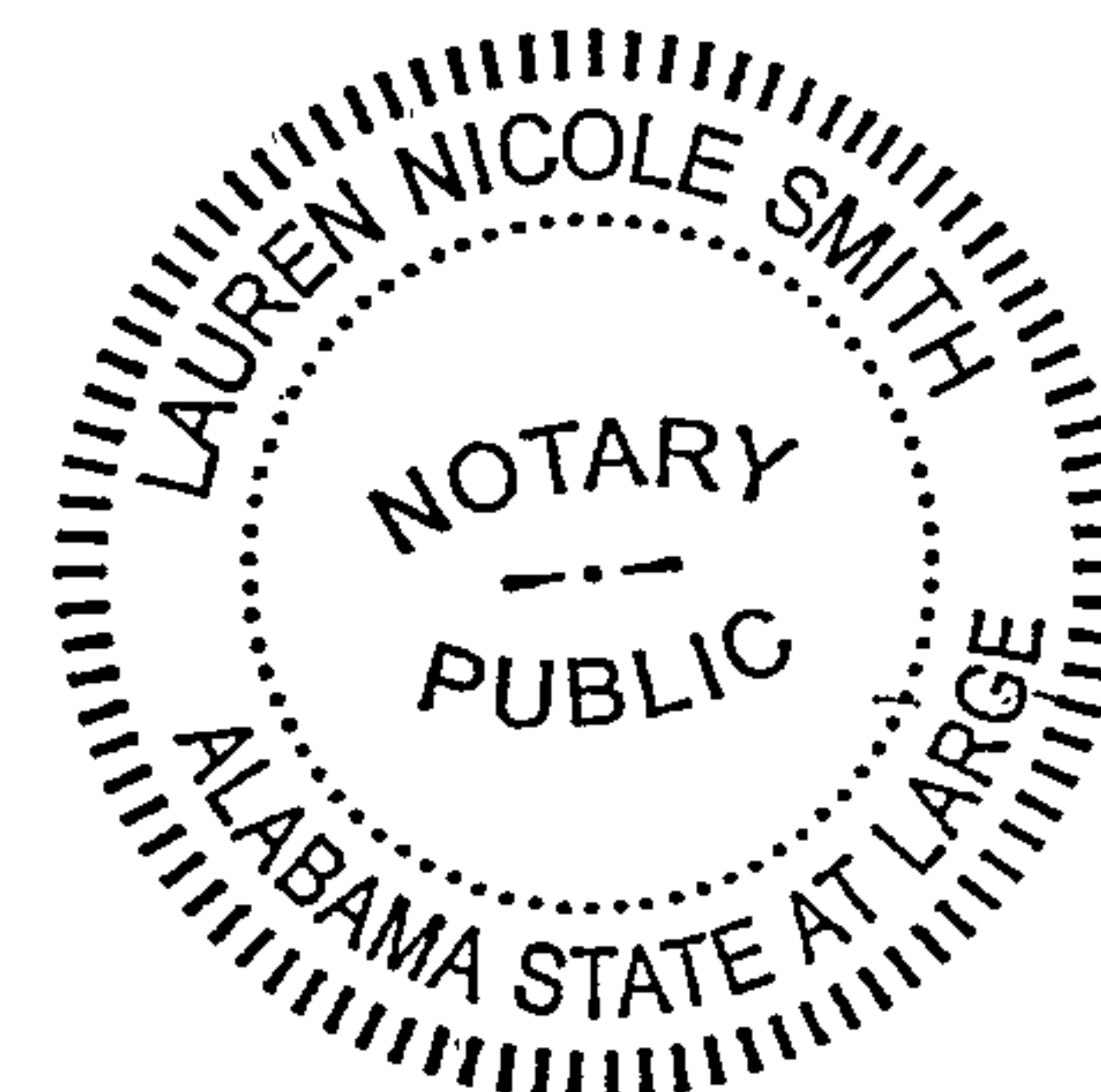
I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Jennifer S. Beard as Personal Representative of The Estate of Paula Nivens Starnes Shelby Co Probate Case No PR-2025-003134, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 8th day of January, 2026.

Lauren Nicole Smith  
Notary Public

MY COMMISSION EXPIRES:  
02/09/2028

My commission expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/09/2026 08:22:01 AM  
\$37.50 PAYGE  
20260109000007880

Allen S. Byrd