

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Harry F. Kersten, III
905 Griffin Park Circle
Birmingham, AL35242

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED THIRTY THREE THOUSAND FIFTY AND 00/100 DOLLARS (\$633,050.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

Andrew Paul Atkinson and Nicolette Ann Atkinson, Husband and Wife

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

Harry F. Kersten, III

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot A-83, according to the Survey of Griffin Park at Eagle Point, Sector I, Phase I, as recorded in Map Book 48, pages 87 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$498,050.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal this 3rd day of March, 2026.

Andrew Paul Atkinson 3/3/26

Andrew Paul Atkinson

Nicolette Ann Atkinson 3/3/26

Nicolette Ann Atkinson

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Andrew Paul Atkinson and Nicolette Ann Atkinson**, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March, 2026.

Donna Falletta Coates
Notary Public

My Commission Expires:

9/3/29



