

**This instrument was prepared by:**

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

**Send tax notice to:**

Kyle Ray Neeley and Allison Neeley  
1004 Baldwin Lane  
Birmingham, AL 35242

**WARRANTY DEED - Joint Tenants with Right of Survivorship**

STATE OF ALABAMA )

COUNTY OF SHELBY )

That in consideration of **SIX HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$614,900.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Brian James Ellis, and Courtney Ellis, a married couple**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Kyle Ray Neeley and Allison Neeley, a married couple**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 2839, according to the Map of Highland Lakes, 28th Sector, an Eddleman Community, as recorded in Map Book 34, Page 30, in the Probate Office of Shelby County, Alabama.**

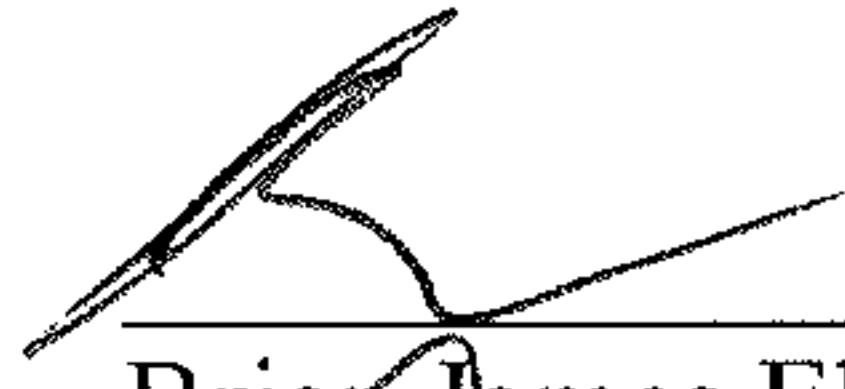
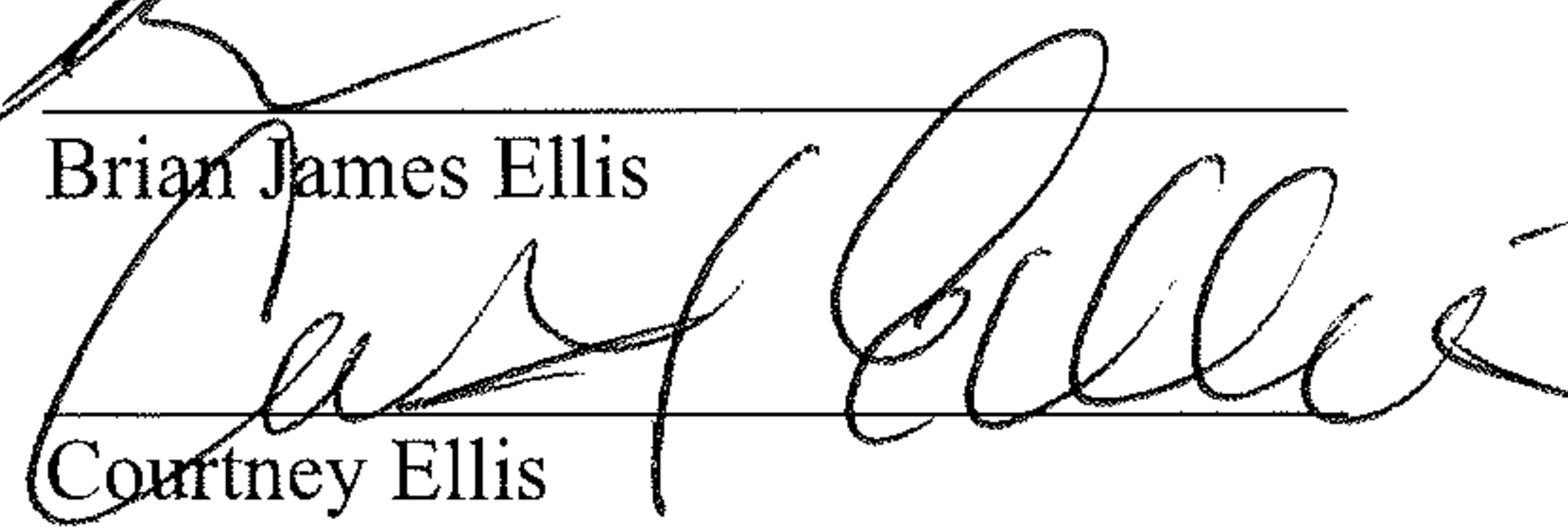
**Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 28th Sector, recorded as Instrument #20041109000615190 in the Probate Office of Shelby County, Alabama (which together with all amendments thereto is hereinafter collectively, referred to as, the "Declaration").**

**SUBJECT TO ALL MATTERS OF RECORD**

**584,155.00 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 Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their 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 Grantees, their heirs and assigns forever against the lawful claims of all persons.

  
\_\_\_\_\_  
Brian James Ellis  
  
\_\_\_\_\_  
Courtney Ellis

STATE OF ALABAMA        )

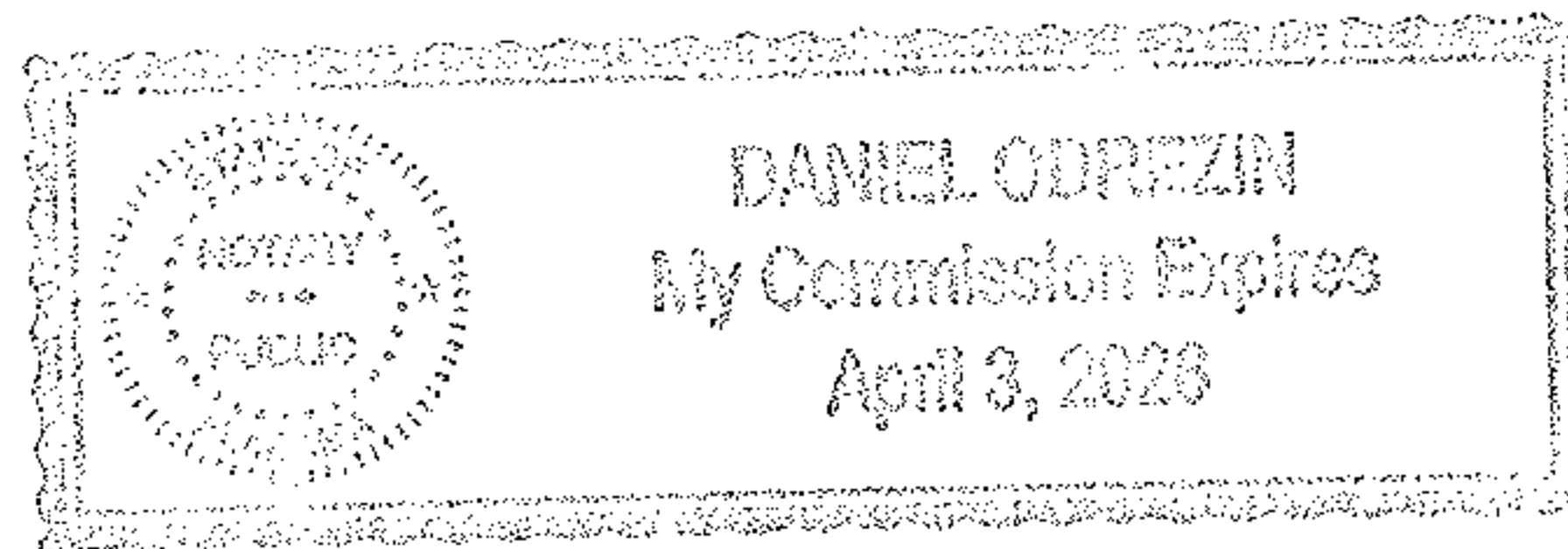
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian James Ellis and Courtney Ellis, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Brian James Ellis and Courtney Ellis  
Mailing Address 2632 Rillwood Road  
Vestavia Hills, AL. 35243

Grantee's Name Kyle Ray Neeley and Allison Neeley  
Mailing Address 1004 Baldwin Lane  
Birmingham, AL 35242

Property Address 1004 Baldwin Lane  
Birmingham, AL 35242

Date of Sale August 26, 2022  
Total Purchase Price \$614,900.00

Or  
Actual Value \$ \_\_\_\_\_  
Or  
Assessor's Market Value \$ \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/29/2022 02:11:52 PM  
\$59.00 JOANN  
20220829000337470

*Allison Neeley*

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale  Appraisal  
 Sales Contract  Other: \_\_\_\_\_  
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: August 26, 2022

Print: Shannon Anderson  
Sign: [Signature]  
(Grantor/Grantee/ Owner/Agent) circle one

Unattested \_\_\_\_\_  
(verified by)