20231229000373170 12/29/2023 03:18:58 PM DEEDS 1/3

Prepared by:
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McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Donald Lloyd Masters & Teresa Carlisle 136 Deer Chase Drive Chelsea, AL 35043

| STATE OF ALABAMA | |
|------------------|------------------------------------|
| |) JOINT WITH RIGHT OF SURVIVORSHIP |
| COUNTY OF SHELBY |) WARRANTY DEED |

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, TROY WILLIAM THOMAS and REBECCA DARNELL THOMAS, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, DONALD LLOYD MASTERS and TERESA CARLISLE (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 671, according to the Survey of Deer Ridge Lakes, Sector 6, Phase 2, as recorded in Map Book 37, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$460,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 28th day of December, 2023. TROY WILLIAM THOMAS STATE OF ALABAMA COUNTY OF JEFFERSON I, the undersigned, a Notary Public, in and for said County and State, hereby certify that TROY WILLIAM THOMAS and REBECCA DARNELL THOMAS, 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 instrument, they executed the same voluntarily on the day the same bears date. IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 28th day of December, 2021. Notary Public, Alabama State at Large NOTARY PUBLIC Malcolm Stewart McLeod My commission expires: Expires 8/15/2026

Real Estate Sales Validation Form

| | | This Document must be filed in accordant | ce with | Code of Alabama | 1975, Section 40-22-1 |
|---------------------|-------------------------------|--|--------------------------------|------------------------|---|
| Granto | or's Name | TROY WILLIAM THOMAS and REBECCA DARNELL THOMAS | | Grantee's Na | DONALD LLOYD MASTERS and meTERESA CARLISLE |
| Mailing | Address | 136 DEER CHASE DRIVE CHELSEA, AL 35043 | | Mailing Addre | ess 136 DEER CHASE DRIVE CHELSEA, AL 35043 |
| Property Address 13 | | 136 DEER CHASE DRIVE | Date of Sale December 29, 2023 | | |
| | | CHELSEA, AL 35043 | Ţ | otal Purchase Pr | ice \$500,000.00 |
| | | | | or Actual Value | \$ |
| | | | Asse | or ssor's Market Va | lue \$ |
| • | • | e or actual value claimed on this form car cumentary evidence is not required) | ı be ver | ified in the followin | ng documentary evidence: (check one) |
| Bill of Sale | | | Appraisal | | |
| | Sales Contra | | Oth | er | |
| | Closing State | ement | | | |
| | conveyance rm is not rec | document presented for recordation conta juired. | ains all | of the required inf | formation referenced above, the filing of |
| | | Inst | ructio | าร | |
| | or's name an t mailing add | nd mailing address - provide the name of the dress. | the pers | son or persons co | nveying interest to property and their |
| Grante conve | _ | nd mailing address - provide the name of | the per | son or persons to | whom interest to property is being |
| • | - | the physical address of the property bein perty was conveyed. | ng conv | eyed, if available. | Date of Sale - the date on which |
| • | ourchase prinent offered | ce - the total amount paid for the purchas for record. | e of the | property, both re | al and personal, being conveyed by the |
| instrur | | e property is not being sold, the true value for record. This may be evidenced by an ue. | | · - • | |
| valuati | ion, of the pr | ded and the value must be determined, the operty as determined by the local official se used and the taxpayer will be penalized | charge | d with the respons | sibility of valuing property for property |
| unders | _ | t of my knowledge and belief that the information that the information of the statements claimed on this form respectively. O-22-1 (h). | | | |
| Date | December | 29, 2023 | Print | Malcolm S. Mc | Leod |
| | Unattested | | Sign | | / ≠85 |
| | _ 01101165160 | (verified by) | _ O.B. (] | (Grantor/ | 3rantee/Owner/Agent) circle one |

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Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 12/29/2023 03:18:58 PM \$68.00 JOANN

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