

This instrument was prepared by:

Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

Joseph F. Juzang and Sophia W. Juzang
3388 Chippenham Circle
Birmingham, AL35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SEVEN HUNDRED EIGHTY FIVE THOUSAND AND 00/100 DOLLARS (\$785,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Donna L. Hayes, a single woman and Charles Thomas Capps, a married man

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

Joseph F. Juzang and Sophia W. Juzang

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

TRACT 1:

Lot 1504, according to the Survey of Brook Highland, 15th Sector, an Eddleman Community, as recorded in Map Book 26, Page 114, in the Probate Office of Shelby County, Alabama.

TRACT 2

A part of Lot 1505 in Brook Highland 15th Sector an Eddleman Community, as recorded in Map Book 26, Page 114 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northernmost corner of said Lot 1505; thence run in a Southwesterly direction along the Northwest line of said Lot 1505 for a distance of 103.01 feet to a point on a curve to the right having a central angle of 18 degrees, 09 minutes, 47 seconds and a radius of 55.00 feet, said point being on the Northeast right of way line of Chippenham Circle; thence turn an angle to the tangent of said curve to the left of 90 degrees, 00 minutes, 00 seconds and run in a Southeasterly direction along the arc of said curve and also along said Northeast right of way line for a distance of 17.44 feet to a point; thence turn an angle from the chord of last stated curve to the left of 108 degrees, 17 minutes, 24 seconds and run in a Northeasterly direction for a distance of 107.13 feet to the point of beginning; said part of Lot 1505 containing 915 square feet, more or less.

SUBJECT TO ALL MATTERS OF RECORD

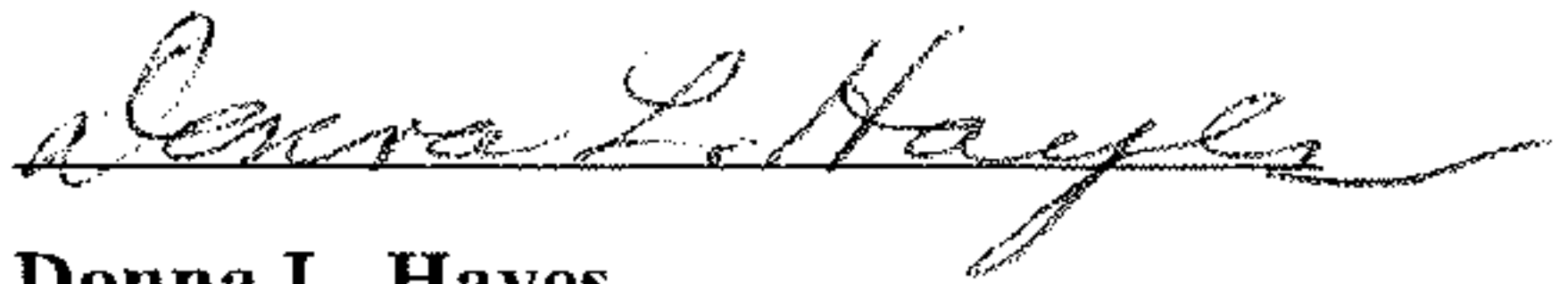
\$706,500.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

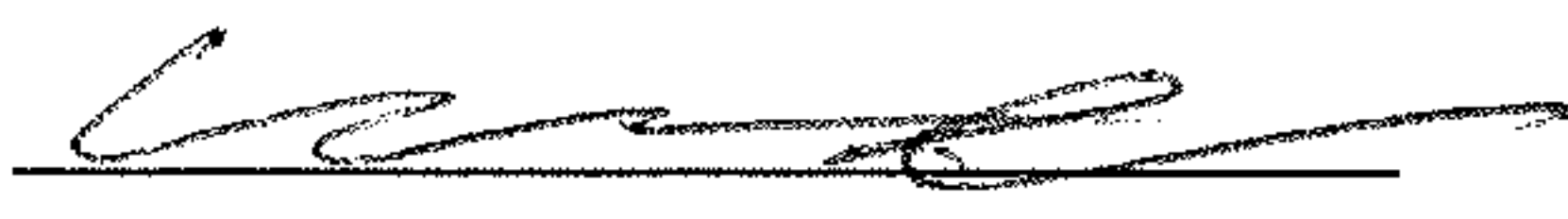
Note: This is not the homestead of Charles Thomas Capps nor his spouse as defined in the Code of Alabama Section 6-10-3.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of January, 2024.

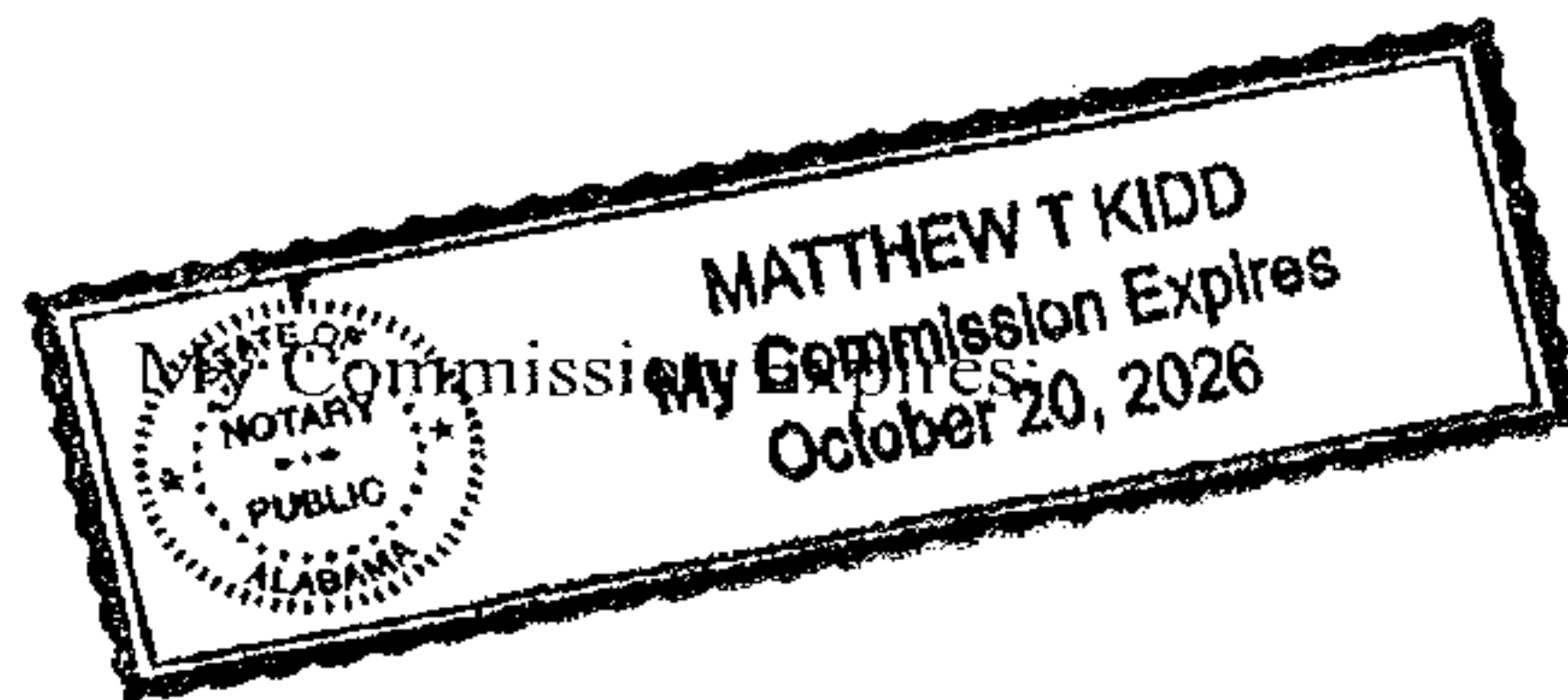

Donna L. Hayes

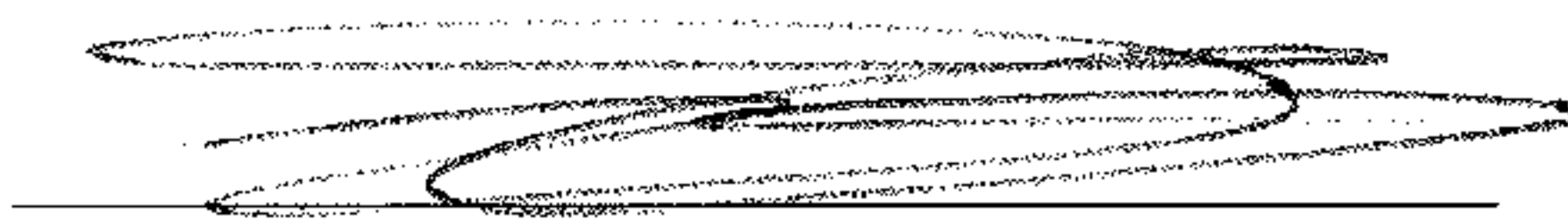

Charles Thomas Capps

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna L. Hayes and Charles Thomas Capps**, 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 **8th day of January, 2024**.




Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/09/2024 10:20:03 AM
 \$106.50 JOANN
 20240109000006930

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Donna L. Hayes and Charles Thomas Capps

Mailing Address 4723 Guildford Way
Hoover, AL 35242

Property Address 3388 Chippenham Circle
Birmingham, AL 35242

Grantee's Name Joseph F. Juzang and Sophia W. Juzang

Mailing Address 3388 Chippenham Circle
Birmingham, AL 35242

Date of Sale January 8, 2024

Total Purchase Price \$785,000.00

Or

Actual Value

\$

Or

Assessor's Market Value \$

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other: _____

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: January 8, 2024

☐ Unattested

(verified by)

Print: Shannon Anderson

Sign: Shannon Anderson
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1