

This instrument was prepared by:

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

Send Tax Notice To:
D&J Construction Company, LLP
2808 Ashley Wood Dr.
Vestavia Hills, AL 35216

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **THREE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$305,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Diane Zajic, an unmarried woman

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

D&J Construction Company, LLP, an Alabama Limited Liability Partnership

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

A part of the N 1/2 of Section 3, Township 19 South, Range 2 West, and being more particularly described: Commence at the NE corner of the SW 1/4 of the NW 1/4 of said Section 3; thence West along the North line of same a distance of 206.28 feet; thence 90 degrees 34 minutes to the left in a Southerly direction of 115.20 feet to the point of beginning; thence 89 degrees 26 minutes to the left in an Easterly direction a distance of 252.63 feet to the Westerly right-of-way line of the Old Caldwell Mill Road, said point being on a curve to the left having a central angle of 5 degrees 24 minutes, a radius of 1076.92 feet; thence 64 degrees 52 1/2 minutes to the right in a Southeasterly direction along the arc of said curve a distance of 120.29 feet to the point of a curve to the right having a central angle of 2 degrees 00 minutes, a radius of 204.60 feet; thence along the arc of said curve a distance of 7.13 feet; thence 117 degrees 19 minutes to the right in a Westerly direction a distance of 305.71 feet; thence 89 degrees 26 minutes to the right in a Northerly direction a distance of 115.0 feet to the point of beginning, all situated in Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

Note: Diane E. Zajic is the surviving grantee of the deed recorded in Instrument No. 19730403000017870. John E. Zajic having died on or about December 5, 2007.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 28th day of March, 2024.

Diane Zajic by John Zajic

Attorney-In-Fact

Diane Zajic by John Zajic,
Attorney-In-Fact

Diane Zajic by Cheryl Walker

Attorney-In-Fact

Diane Zajic by Cheryl Walker,
Attorney-In-Fact

STATE OF ALABAMA

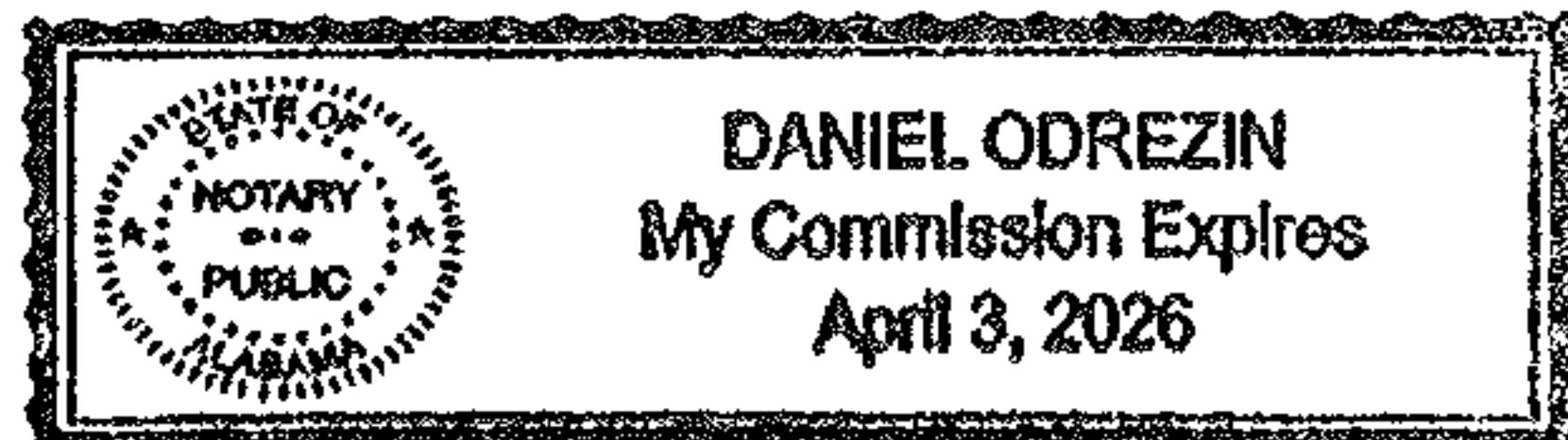
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John Zajic and Cheryl Walker as Attorneys-In-Fact for Diane Zajic**, 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 in their capacity as Attorneys-In-Fact executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2024.

Notary Public

My Commission Expires:





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2024 03:47:09 PM
\$333.00 PAYGE
20240401000089510

Allen S. Baylor

Real Estate Sales Validation Form

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

Grantor's Name Diane Zajic
 Mailing Address 4881 Crystal Circle
Hoover, AL 35226

Grantee's Name D&J Construction Company, LLP
 Mailing Address 4520 Old Caldwell Mill Road
Birmingham, AL 35242

Property Address 4520 Old Caldwell Mill Road
Birmingham, AL 35242

Date of Sale March 28, 2024
 Total Purchase Price \$305,000.00
 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 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: March 28, 2024

Unattested (verified by)

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