

This Instrument Prepared By:
Katherine H. Watkins
BOARDMAN, CARR, PETELOS,
WATKINS, OGLE & HOWARD, P.C.
400 Boardman Drive
Chelsea, Alabama 35043

Send Tax Notice To:
Debbie and Jonathan Curtis
448 Rock School Road
Wilsonville, AL 35186

The preparer of this Deed makes no certification as to title
and has not examined title to the property.

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ninety-nine and 00/100 Dollars (\$99.00), in hand paid to the undersigned, **D & J Holdings, LLC, an Alabama limited liability company**, (hereinafter referred to as "Grantor") by **Jonathan Curtis and Debbie Curtis, a married couple** (hereinafter referred to as Grantees"), as joint tenants with right of survivorship, the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, convey unto Grantees, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Bailey Subdivision West, as recorded in Map Book 49, page 46 in the Probate Office of Shelby County, Alabama.

Property Address is: 448 Rock School Road, Wilsonville, AL 35186.

Note: The preparer of this deed has not researched the title to subject property.

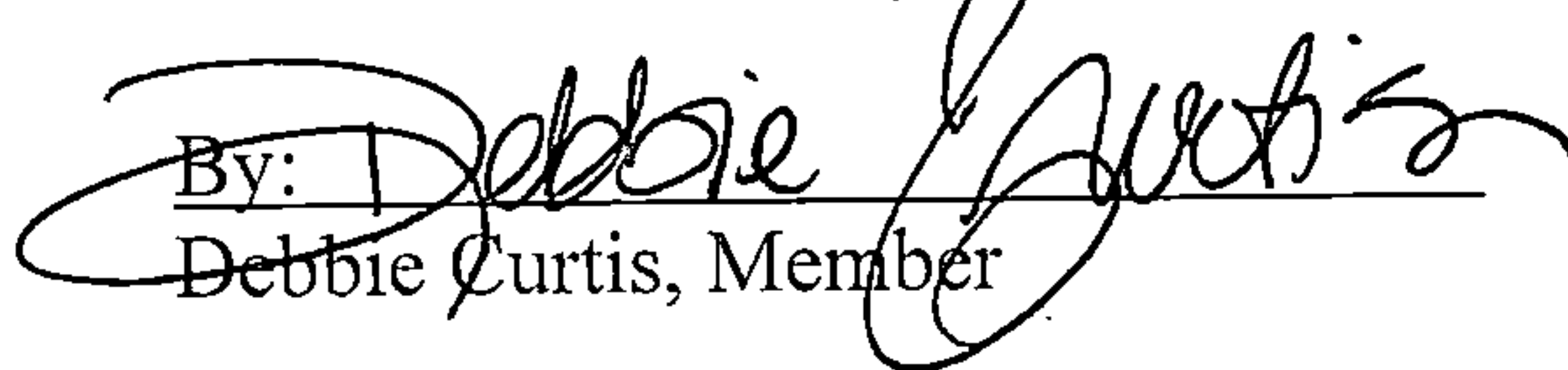
Subject to current taxes, restrictions, covenants and conditions of record.

TO HAVE AND TO HOLD unto the Grantees, their successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal this the 14th day of March, 2024.

D & J HOLDINGS, LLC

By: 
Debbie Curtis, Member

Shelby County, AL 04/12/2024
State of Alabama
Deed Tax: \$140.50

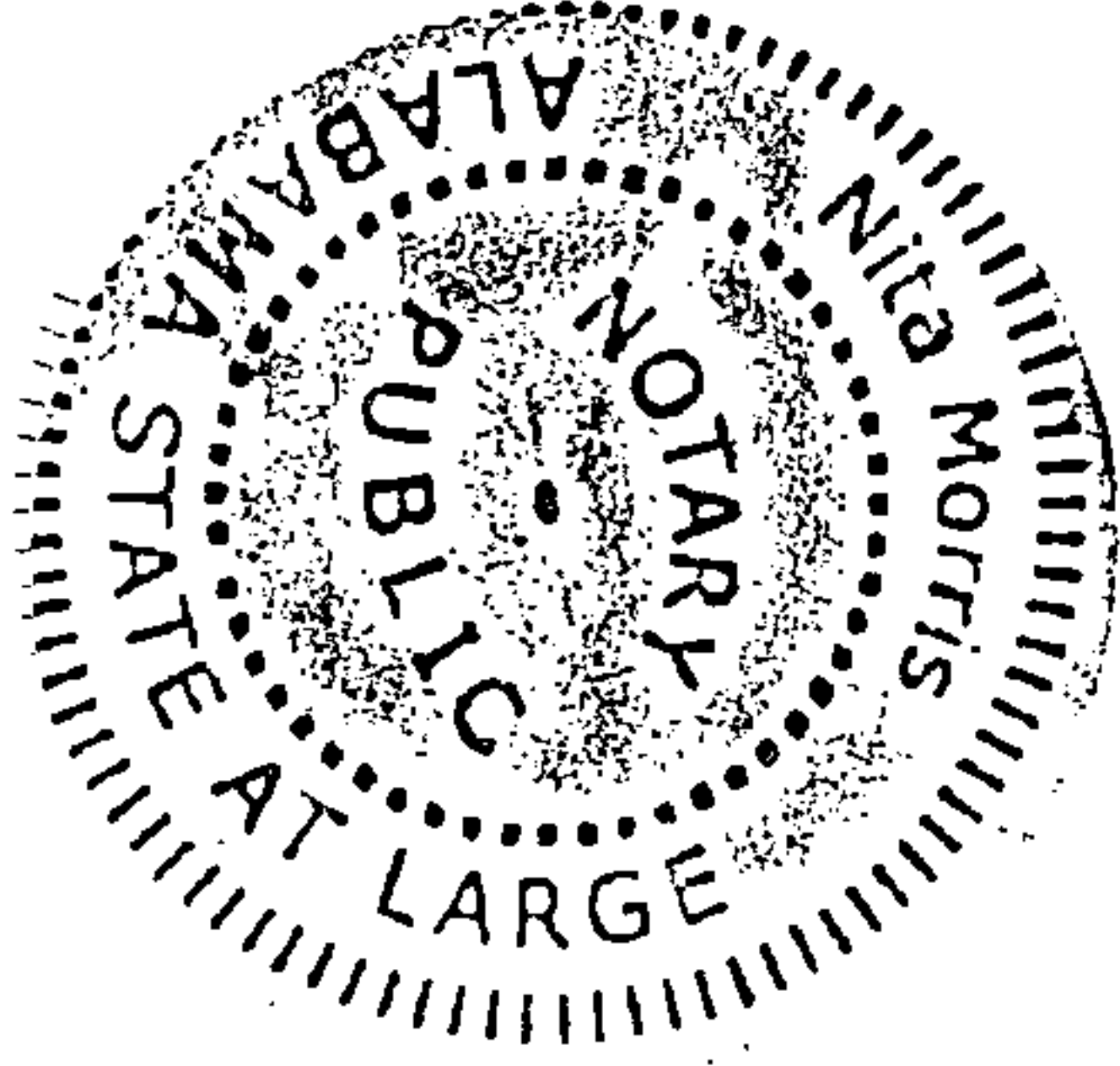


20240412000105590 2/3 \$168.50
Shelby Cnty Judge of Probate, AL
04/12/2024 01:24:20 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Debbie Curtis, as a Member of D & J Holdings, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14th day of March, 2024.



Nina Morris
Notary Public
Commission Expires: 5/14/25

Real Estate Sales Validation Form

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

Grantor's Name D&J Holdings, LLC
Mailing Address 448 Rock School Rd
Wilsonville, AL 35186

Grantee's Name Jonathan & Debbie Curtis
Mailing Address 448 Rock School Road
Wilsonville, AL 35186

Property Address 448 Rock School Road
Wilsonville, AL 35186

Date of Sale March 14, 2024
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 140,240.00

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)

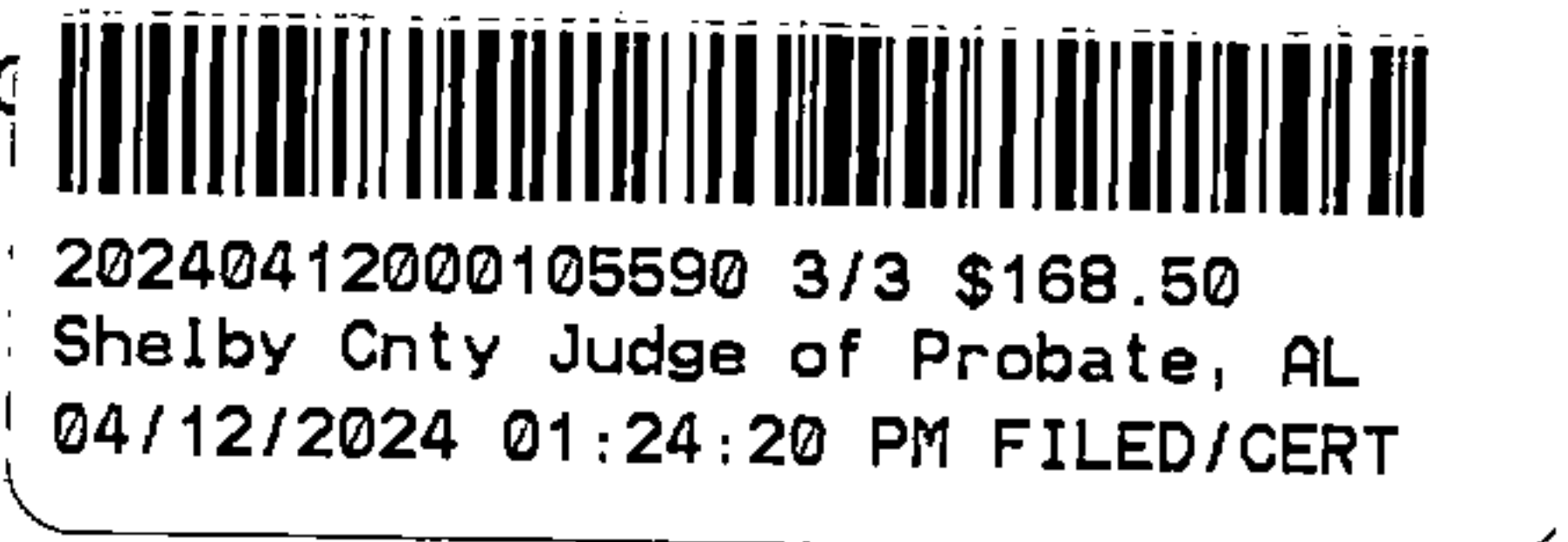
Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other

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 property is being conveyed.



Property address - the physical address of the property being conveyed, if different from the mailing address.

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 4/12/2024

Print Katherine Watkins

Unattested (verified by)

Sign Katherine Watkins (Grantor/Grantee/Owner/Agent) circle one