

This instrument was prepared by:  
Gilmer T. Simmons  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
  
Ethan Thomas Ott  
110 Dunnavant Valley Road  
Birmingham, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Two Hundred Twenty One Thousand Eight Hundred Twelve and 00/100 Dollars (\$221,812.50)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

**Elite Acquisitions, LLC**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**Ethan Thomas Ott and Sydney Zajac Ott**

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning, thence run in a northerly direction for a distance of 156.09 feet; thence turn an interior angle to the left of 140°24'32" and run in a northeasterly direction for a distance of 280.44 feet; thence turn an interior angle to the left of 90°00'00" and run in a south easterly direction for a distance of 124.80 feet; thence turn an interior angle to the right of 171°37'38" and run in a south easterly direction a distance of 151.92 feet; thence turn an interior angle to the left of 79°48'10" and run in a south westerly direction for a distance of 213.44 feet; thence tum an interior angle to the right of 154°10'00" and run in a southerly direction for a distance of 63.76 feet; thence turn an interior angle to the right of 173°57'58" and run in a southerly direction a distance 83.93 feet; thence turn an interior angle to the right of 142°22'02" and run in a south easterly direction for a distance of 102.41 feet; thence tum an interior angle to the right of 139°48'00" and run in a easterly direction for a distance of 158.80 feet; thence turn an interior angle to the left of 63°53'00" and run in a south westerly direction for a distance of 369.96 feet; thence turn an interior angle to the left of 96°12'55" and run in a northwesterly direction for a distance of 47.76 feet; thence turn an interior angle to the left of 118°45'30" and run in a northerly direction for a distance of 308.38 feet; thence turn an interior angle to the right of 153°48'57" and run in a north westerly direction for a distance of 155.51 feet; thence turn an interior angle to the right of 149°58'52" and run in a north westerly direction for a distance of 118.57 feet; thence turn an interior angle to the right of 83°42'29" and run in a south westerly direction for a distance of 107.79 feet back to the point of beginning.

Being Parcel 2 of the Survey by Ray Weygand dated May 31, 2023.

Together with and subject to the following 30' ingress and egress easement:

CL 30" INGRESS/EGRESS EASEMENT:

Commence at the Southeast corner of the Southeast quarter of the Northwest quarter of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, also will be known as the point of beginning; thence run in a easterly direction for a distance of 200.99 feet; thence turn an interior angle to the right of 89°37°23" and run in a southerly direction for a distance of 396.17 feet; thence turn an interior angle to the right of 118°52'40" and run in a south easterly direction for a distance of 24.25 feet; thence turn an interior angle to the right of 72°40'46" thence run in a northerly direction for a distance of 210.74 feet; thence turn an interior angle to the left of 61°04'32" and run in a southeasterly direction for a distance of 210.15 feet; thence turn an interior angle to the left of 119°16'40" and run in a southerly direction for a distance of 211.21 feet; thence turn an interior angle to the right of 119°12'31" and run in a south easterly direction for a distance of 70.35 feet; thence tum an interior angle to the right of 80°48'22" and run in a northeasterly direction for a distance of 66.30 feet; thence turn an interior angle to the right of 167°46'05" and run in a north easterly direction for a distance of 112.48 feet; thence turn an interior angle to the right of 161°53'02" and run in a distance of 104.86 feet; thence turn an interior angle to the left of 167°24'47" and run a distance of 114.52 feet; thence tum an interior angle to the left of 170°03'10" and run a distance of 47.40 feet; thence turn an interior angle to the left of 158°40'31" and run a distance of 114.40' feet.

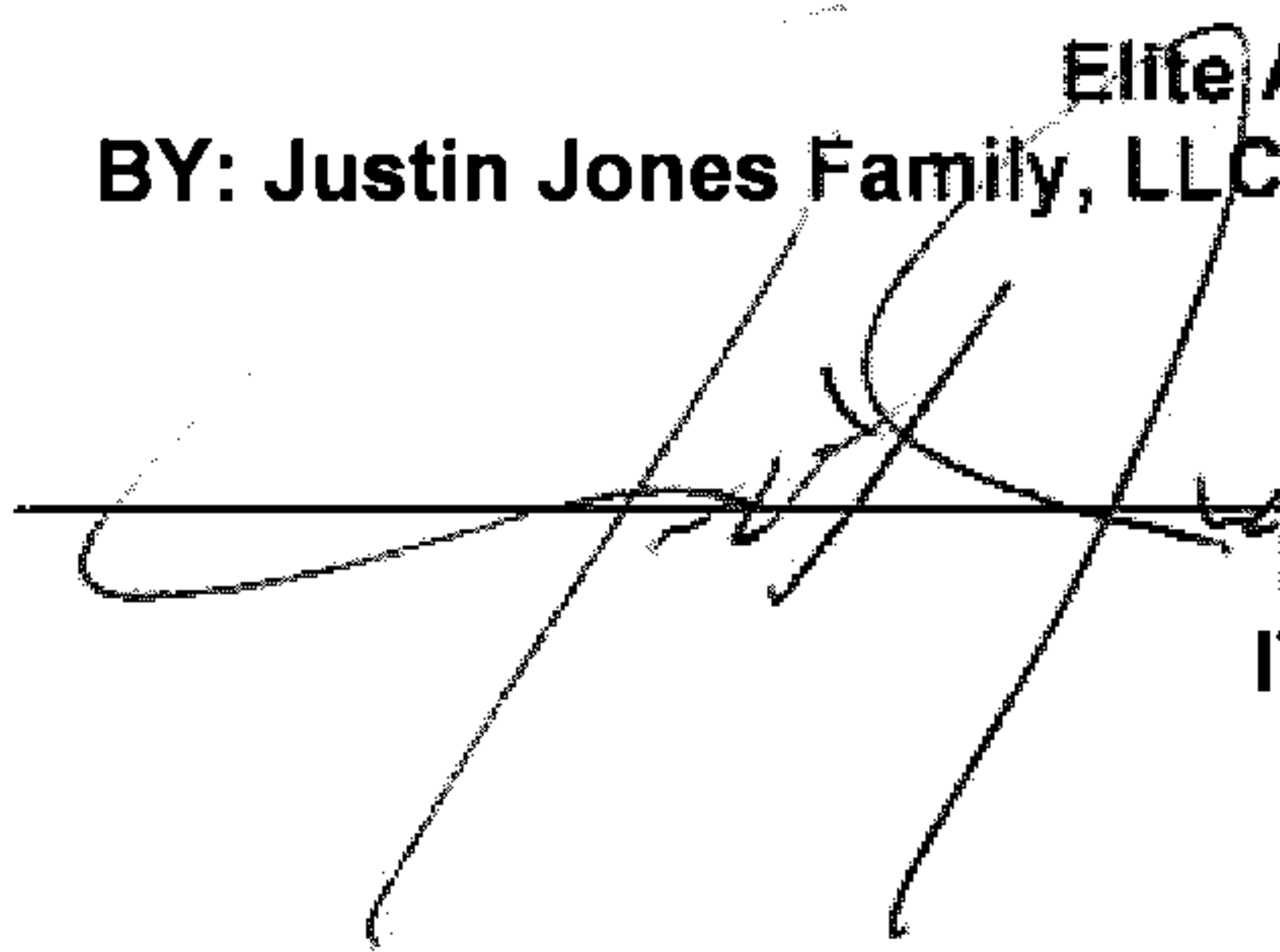
Subject to: (1) 2024 ad valorem taxes not yet due and payable;  
(2) all mineral and mining rights not owned by the Grantor; and  
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 10th day of May, 2024.

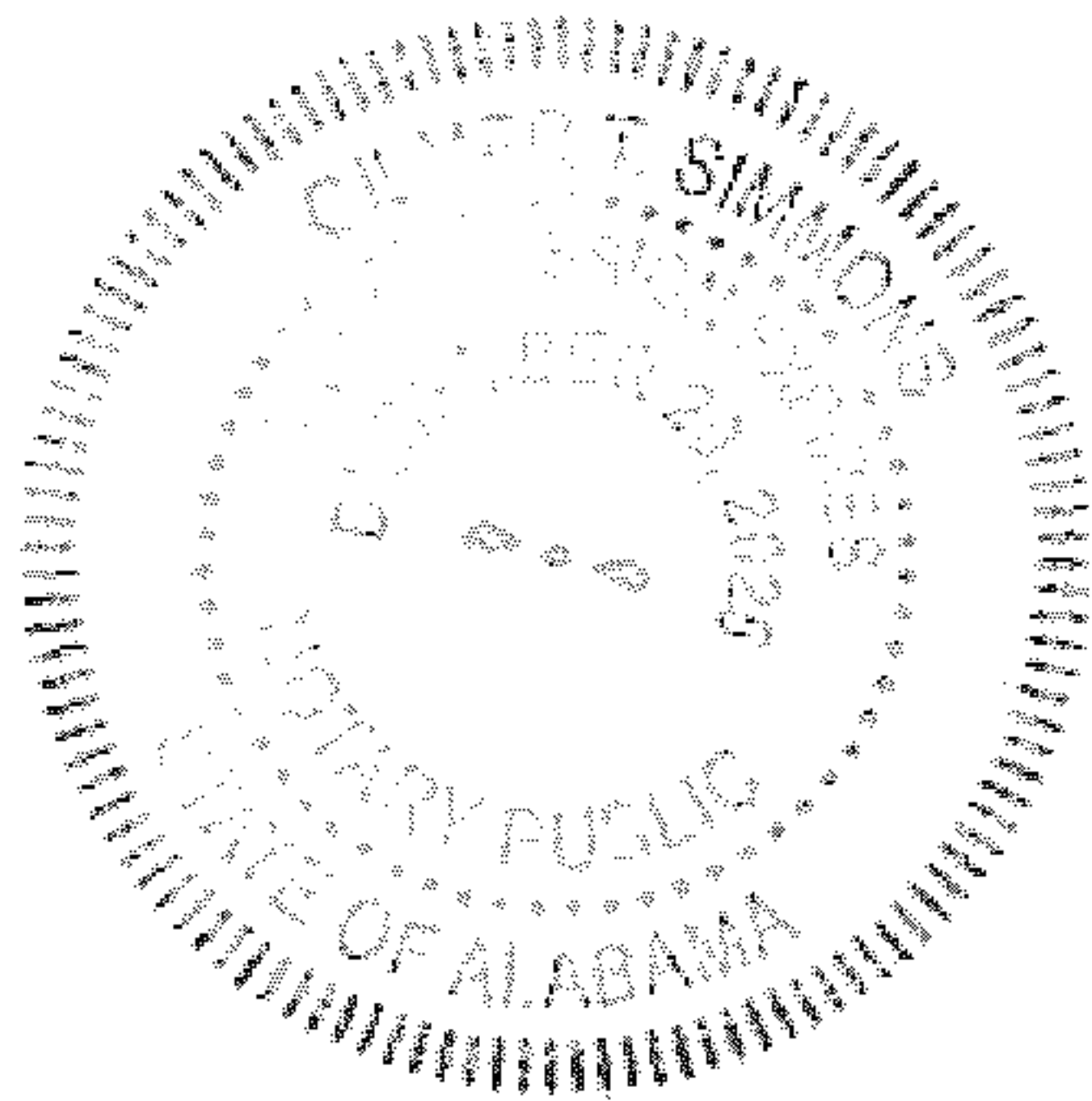
Elite Acquisitions, LLC  
BY: Justin Jones Family, LLC, its Sole Member

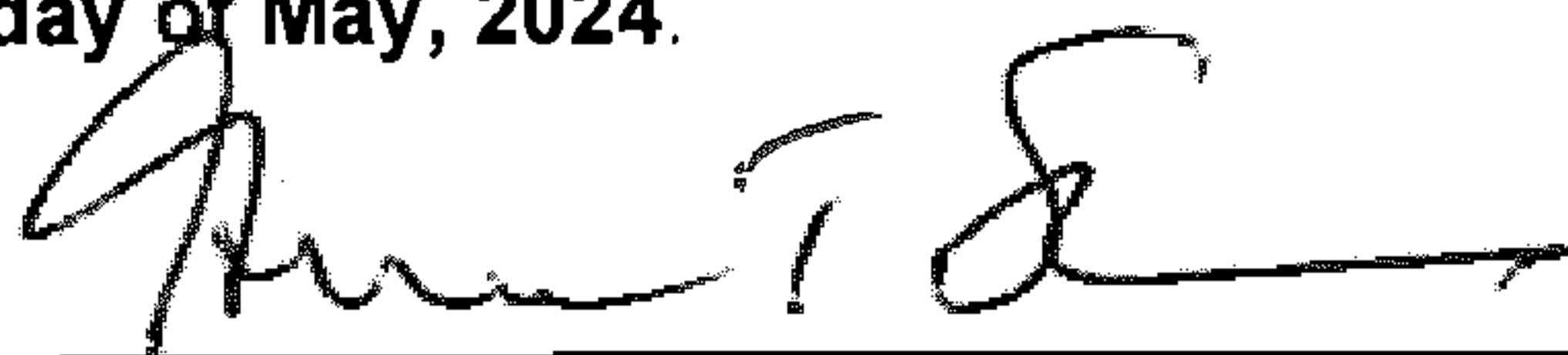
 (Seal)  
BY: Justin Jones  
ITS: Sole Member

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Justin Jones as Sole Member of Justin Jones Family, LLC, being the Sole Member of Elite Acquisitions, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such Sole Member, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 2024.



  
Notary Public: Gilmer T. Simmons  
My Commission Expires: 12/20/2025

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Elite Acquisitions, LLC**  
Mailing Address: **1101 Dunnavant Valley Road**  
**Birmingham, Alabama, 35242**

Date of Sale: **May 10th, 2024**

Property Address: **1101 Dunnavant Valley Road**  
**Birmingham, Alabama, 35242**

Total Purchase Price: **\$221,812.50**  
Or  
Actual Value: \$ \_\_\_\_\_  
Or  
Assessor's Market Value: \$ \_\_\_\_\_

Grantee Name: **Ethan Thomas Ott**  
Grantee Name: **Sydney Zajac Ott**  
Mailing Address:

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 Section 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 Section 40-22-1 (h).

Date: **May 10th, 2024**

Print: Gilmer T. Simmons  
Sign: [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/14/2024 02:39:24 PM  
\$250.00 JOANN  
20240514000142700

Alvin S. Boyd