

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Ryan Eugene Payne & Kaitlyn Nicole Atchley  
1695 U.S. 231  
Vincent, AL 35178

**GENERAL WARRANTY DEED – Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND 00/100 (\$249,900.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

**Cove Acres LLC, an Alabama Limited Liability Company**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Ryan Eugene Payne & Kaitlyn Nicole Atchley**

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

**A parcel of land in the NE 1/4 of the NE 1/4 of Section 2, Township 19 South, Range 2 East, Shelby County, Alabama, described as follows: Commence at the Northwest corner of said 1/4-1/4 Section; thence run South along the West 1/4-1/4 line a distance of 440.0 feet; thence turn left 91 deg. 31 min. 35 sec. a distance of 285.5 feet to the point of beginning; thence continue last course a distance of 275.70 feet to the Westerly right of way of U.S. Highway 231; thence turn left 84 deg. 54 min. and run Northeasterly along said right of way 150.54 feet; thence turn left 95 deg. 06 min. and run West a distance of 285.08 feet; thence turn left 88 deg. 28 min. 25 sec. and run South a distance of 150.0 feet to the point of beginning. Less and except the South 15 feet of said parcel. All being situated in Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$154,900.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

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 Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 24th day of May, 2024.

Cove Acres LLC

By:

  
William Ballance

Its: Sole Member

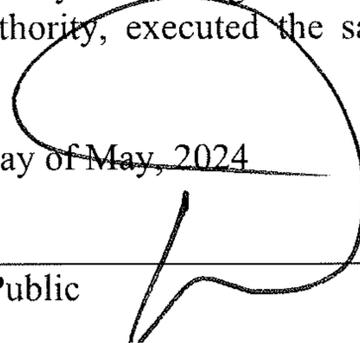
STATE OF ALABAMA

COUNTY OF Jefferson )

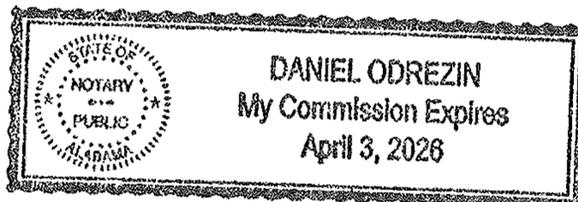
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William Ballance** whose name as **Sole Member** of **Cove Acres LLC** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such **Sole Member** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 24th day of May, 2024

\_\_\_\_\_  
Notary Public



My Commission Expires: \_\_\_\_\_



Real Estate Sales Validation Form

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

Grantor's Name Cove Acres LLC
Mailing Address 101 Cove Acres Odenville AL 35120
Property Address 1695 U.S. 231 Vincent, AL 35178

Grantee's Name Ryan Eugene Payne and Kaitlyn Nicole Atchley
Mailing Address 1695 US 231 Vincent AL 35178
Date of Sale May 24, 2024
Total Purchase Price \$249,900.00
Actual Value \$
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, Appraisal, 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 5/24/24 Print Daniel Odrevis
Unattested Sign (verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2024 01:31:54 PM
\$123.00 BRITTANI
20240524000155640

Form RT-1

Alle S. Bayl