

This Instrument Was Prepared by:
Lorrie Maples Parker, Esquire
The Parker Law Firm, LLC
500 Office Park Drive Suite 100
Birmingham, Alabama 35223

Send Tax Notice To:
David and Karen Kashuba
708 Nighthawk Way
North Palm Beach, Florida 33408

WARRANTY DEED
Joint Tenancy With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Three Hundred Thirty-Nine Thousand Six Hundred and 00/100 Dollars (\$339,600.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, I, **Julie Jackson**, an unmarried woman (herein referred to as GRANTOR), does by these presents grant, bargain, sell and convey unto **David Kashuba and Karen Kashuba** (herein referred to as GRANTEE, whether one or more), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit "A"

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

NOTE: \$288,660.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have set my hand and seal, this 9th day of October, 2024.

WITNESS:

Julie Jackson

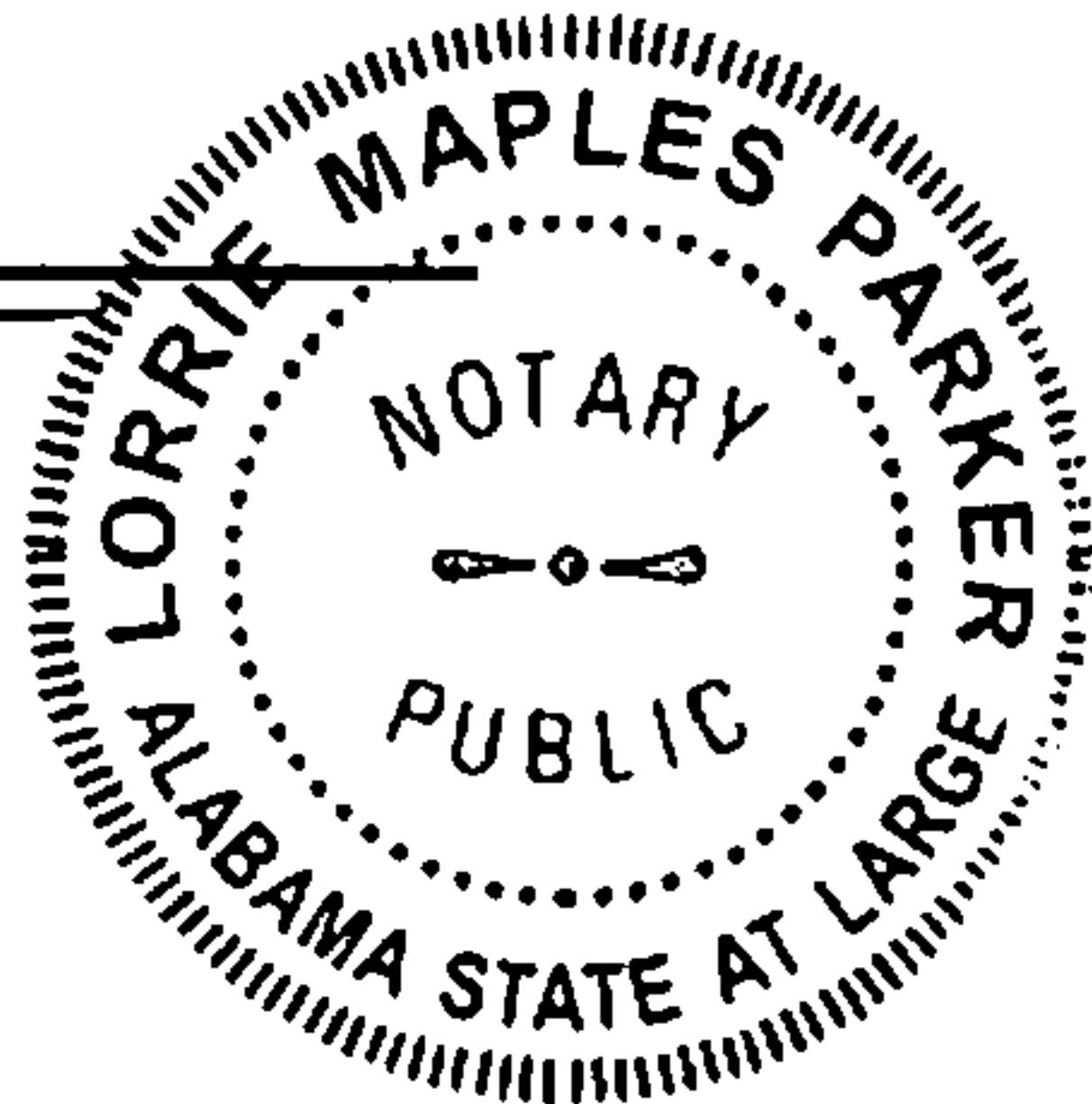
STATE OF ALABAMA 0
COUNTY OF JEFFERSON 0

I, the undersigned authority, Notary Public for the State of Alabama, do hereby certify that Julie Jackson, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 9th day of October, 2024.

Lorrie Maples Parker, Notary Public

My Commission Expires: 10/18/2027



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Julie Jackson
Mailing Address 2055 Chalybe Way
 Hoover, Alabama 35226

Grantee's Name David Kashuba and Karen Kashuba
Mailing Address 708 Nighthawk Way
 North Palm Beach, Florida 33408

Property Address 1843 Sunnybrook Lane
 Helena, Alabama 35080

Date of Sale October 9, 2023
Total Purchase Price \$339,600.00

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**
x _____ **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).

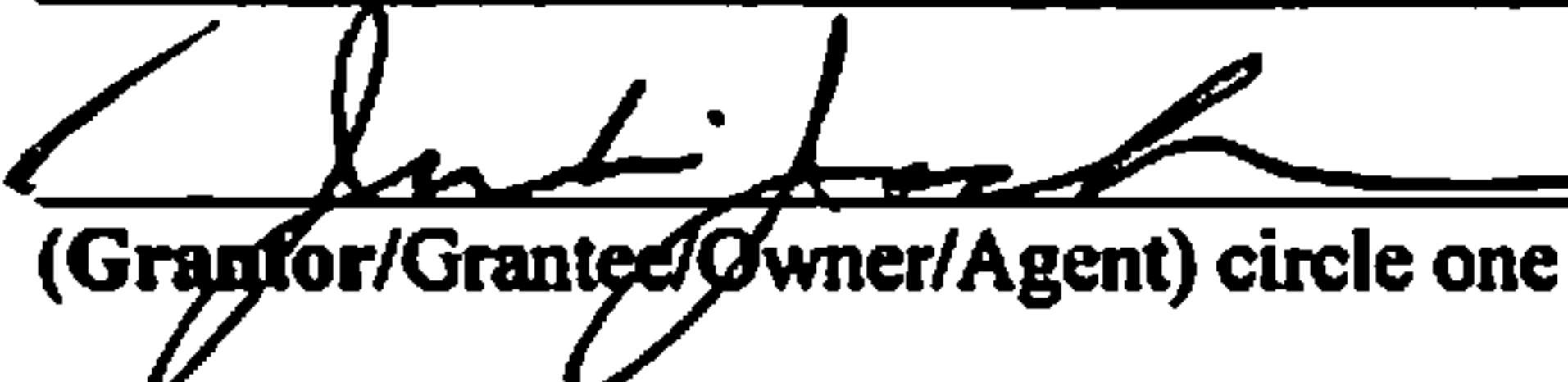
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: _____

Print Julie Jackson

Unattested

Sign


 (Grantor/Grantee/Owner/Agent) circle one

Date: _____

Print

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

EXHIBIT "A"**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SHELBY COUNTY, ALABAMA, AND IS DESCRIBED AS FOLLOWS:

Commence at the Southwest corner of the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama; thence proceed in an Easterly direction along the South boundary of said 1/4 1/4 Section for a distance of 67.04 feet; thence turn an angle of 77°23' to the left and proceed in a Northeasterly direction for a distance of 112.31 feet to the Point of Beginning; from this beginning point turn an angle of 71°31' to the right in a Northeasterly direction for a distance of 291.75 feet to intersection with the West right-of-way boundary of a public road (Shelby County Road No. 17), said intersection being in a curve turning to the left having a central angle of 05°51'25", having a radius of 980.89 feet and having a chord 100.22 feet, said chord forming an angle of 81°54' to the left; thence in a Northeasterly direction along the arc of said curve for a distance of 100.27 feet to its point of intersection with the Southerly right-of-way of Sunny Brook Lane; thence turn an angle of 97°40' to the left from said chord in a Southwesterly direction along the Southerly right-of-way of said road for a distance of 273.04 feet, more or less, to a 1" rebar in place; thence in a Southwesterly 112.37 feet to the Point of Beginning; the above described land is located in the Northeast one-fourth of the Northeast one-fourth of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2024 10:18:02 AM
\$82.00 DANIEL
20241018000327430

Allen S. Bayal