

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
**Grayson Henry Melick and Laura C. Melick**  
3161 Iris Drive  
Hoover, AL35244

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$620,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**Carley Rae Kuhns and Matthew R. Kuhns, a married couple**

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

**Grayson Henry Melick and Laura C. Melick**

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

**Lot 2140, according to the Survey of Flemming Farms Phase 2, as recorded in Map Book 50, Page 18 A&B, in the Probate Office of Shelby County, Alabama**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$320,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

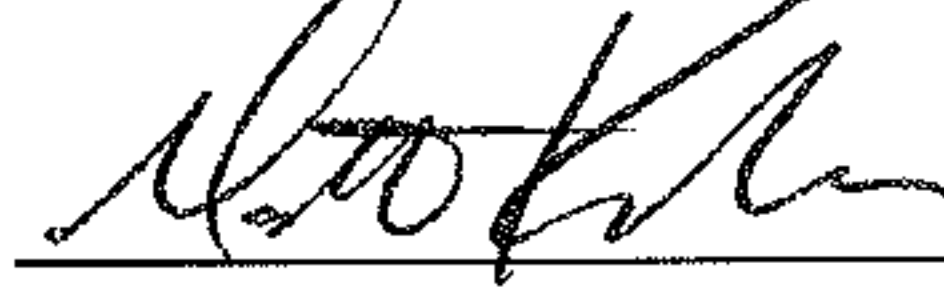
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of November, 2024.

*Carley Rae Kuhns by Matthew  
R. Kuhns, Attorney-In-Fact*

Carley Rae Kuhns by Matthew R. Kuhns,  
Attorney-In-Fact



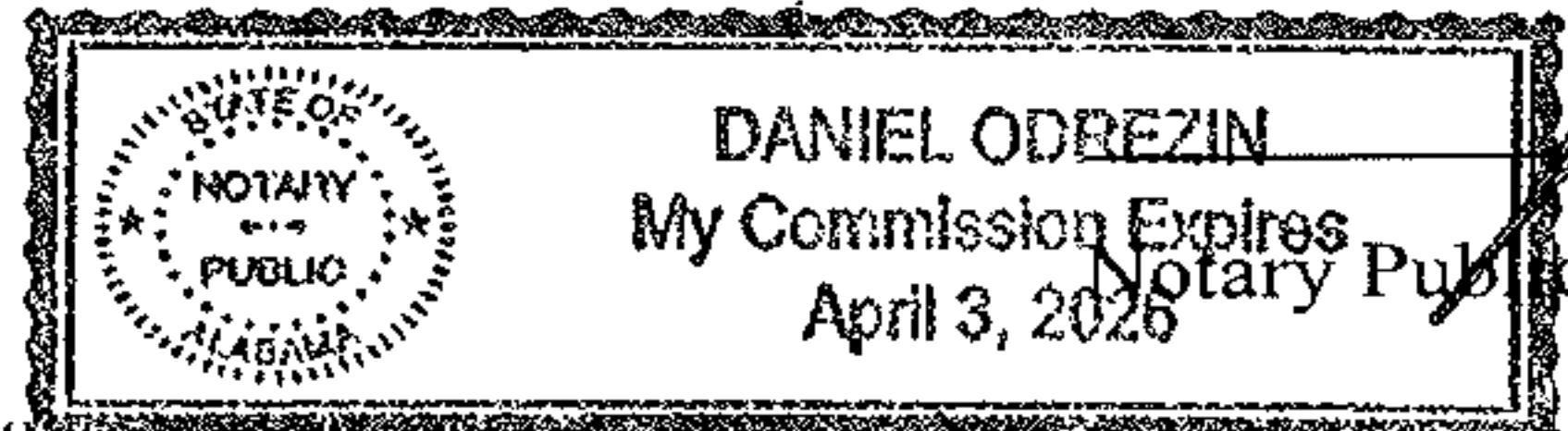
Matthew R. Kuhns

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew R. Kuhns as Attorney-In-Fact for Carley Rae Kuhns**, 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, he, as such Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd day of November, 2024**.



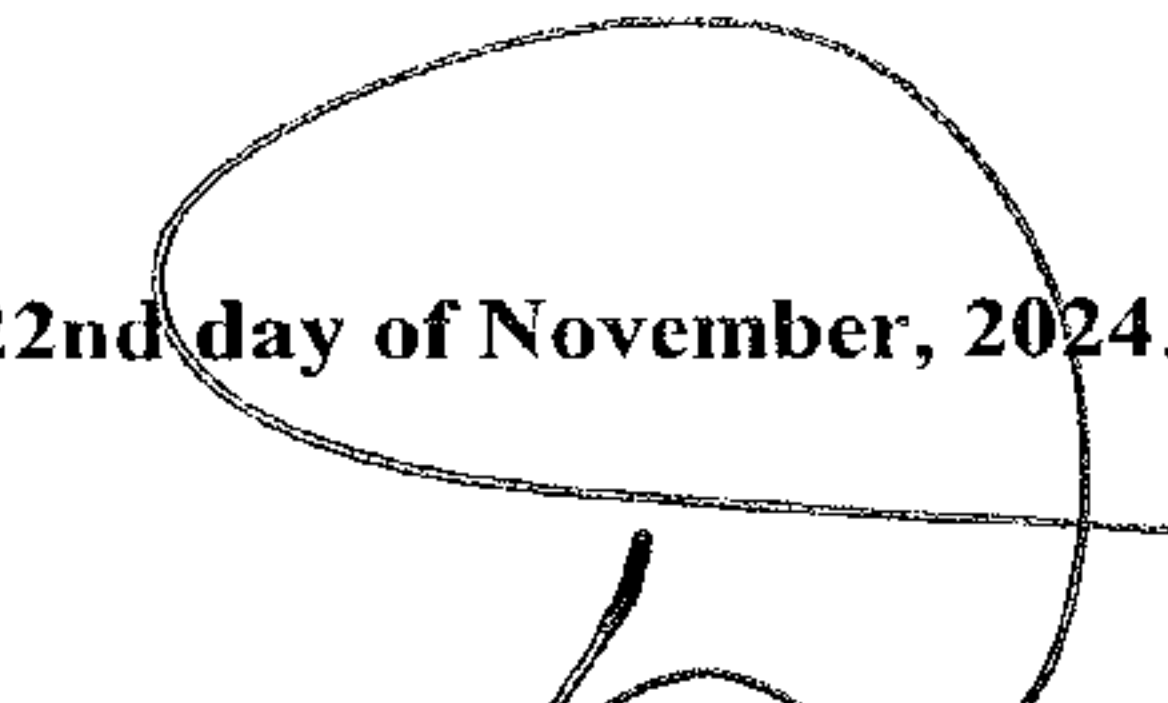
My Commission Expires:

STATE OF ALABAMA

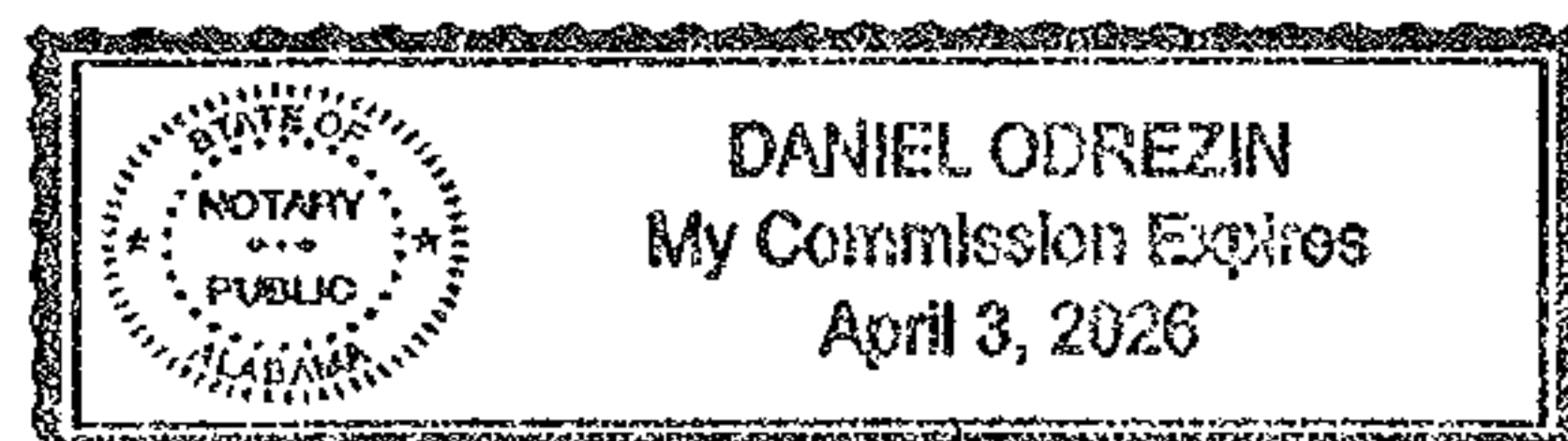
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Matthew R. Kuhns**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **22nd day of November, 2024**.

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

My Commission Expires:





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/22/2024 03:23:13 PM  
 \$328.00 DANIEL  
 20241122000364050

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Carley Rae Kuhns and Matthew R. Kuhns  
 Mailing Address 2209 Old Gould Run  
Hoover, AL 35244  
 Property Address 3161 Iris Drive  
Hoover, AL 35244

Grantee's Name Grayson Henry Melick and Laura C.  
Melick  
 Mailing Address 3161 Iris Drive  
Hoover, AL 35244

Date of Sale 11/22/2024  
 Total Purchase Price \$620,000.00  
 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  
☐ 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 11/22/2024

Print Daniel Odrezin

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one