

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

Send tax notice to:
Ashlea Alexandra Franco
2041 Knollwood Pl
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 **Eight Hundred Twenty Nine Thousand Nine Hundred and 00/100 Dollars (\$829,900.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Christopher Osborn Pfefferkorn, and his wife, Teresa Ann Pfefferkorn

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Ashlea Alexandra Franco and Michael Bradley Dunn

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

Lot 1418, according to the map of Highland Lakes, 14th Sector, an Eddleman Community, as recorded in Map Book 30, Page 74 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, common area all as more particularly described in declaration of easements and master protective covenants for Highland Lakes, a residential subdivision, as recorded in Instrument #1994-07111 and amended in Instrument #1996-17543 and further amended in Instrument #1999-31095 in the Probate Office of Shelby County, Alabama, and the declaration of covenants, conditions and restrictions for Highland Lakes, a residential subdivision, 14th Sector, recorded in Instrument # 20021101000539740, in the Office of the Judge of Probate of Shelby County, Alabama. (Which, together with all amendments thereto, is hereinafter collectively referred to as, The "Declaration").

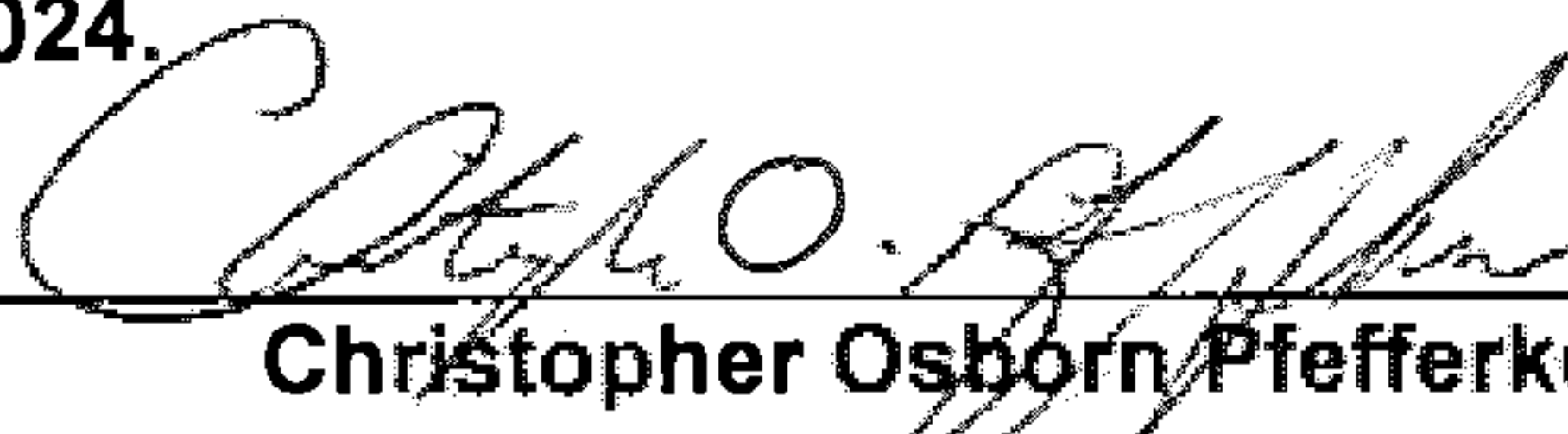

\$54,900.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantors; 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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

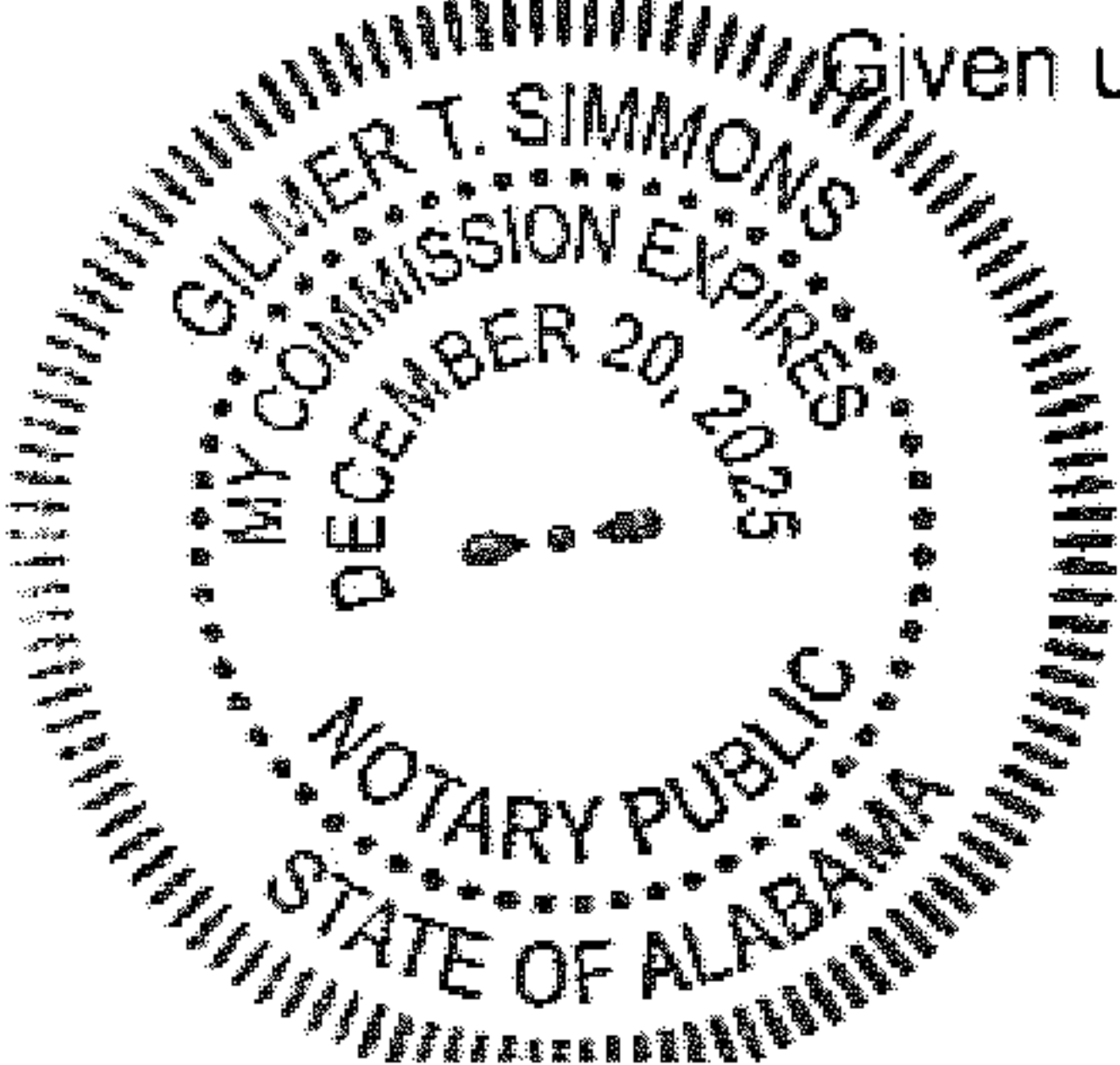
IN WITNESS WHEREOF, we have set our hands and seals, this **6th day of December, 2024.**

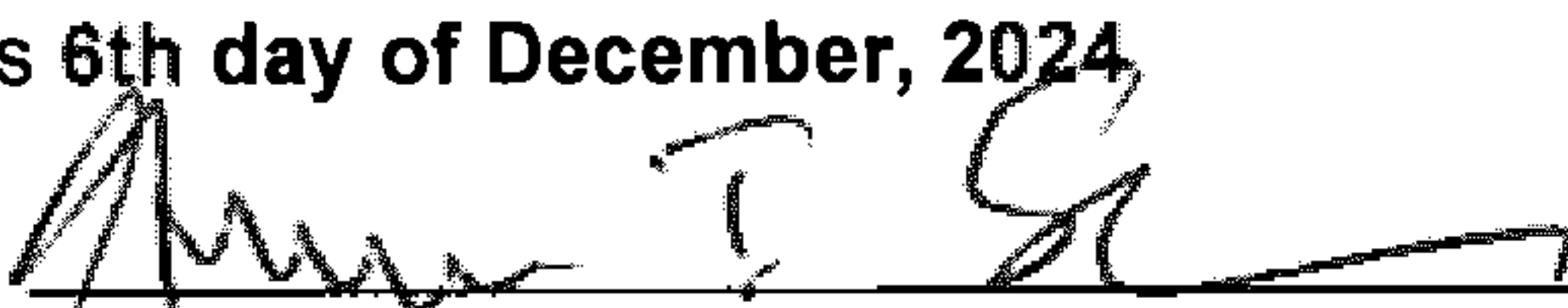
 (Seal)  (Seal)
Christopher Osborn Pfefferkorn **Teresa Ann Pfefferkorn**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Christopher Osborn Pfefferkorn and Teresa Ann Pfefferkorn** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **6th day of December, 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: Christopher Osborn Pfefferkorn Date of Sale: December 6th, 2024

Grantor Name: Teresa Ann Pfefferkorn
Mailing Address: 2041 Knollwood Pl
Birmingham, Alabama, 35242

Total Purchase Price: \$829,900.00
Or
Actual Value: \$
Or
Assessor's Market Value: \$

Property Address: 2041 Knollwood Pl
Birmingham, Alabama, 35242

Grantee Name: Ashlea Alexandra Franco
Grantee Name: Michael Bradley Dunn
Mailing Address: 5257 Co. Rd. 26
Columbiana, AL, 35051

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
XX 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).

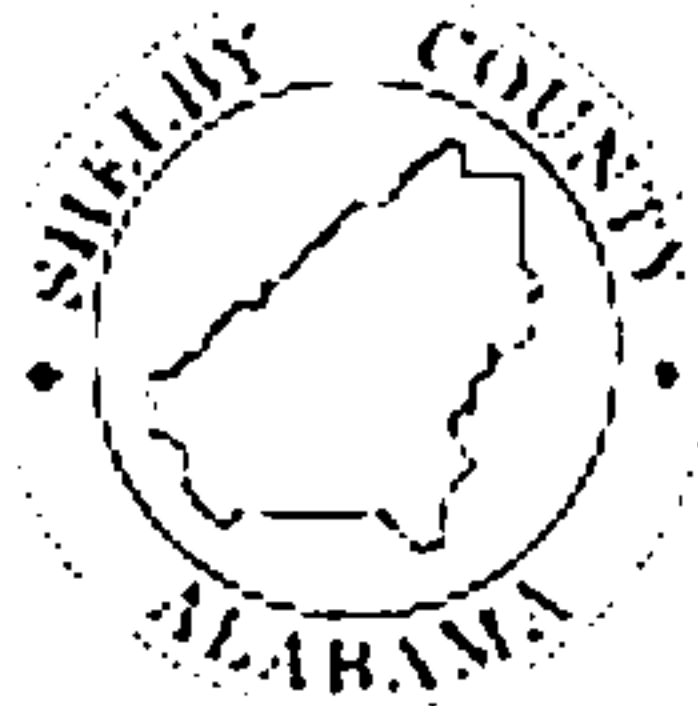
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: December 6th, 2024

Print: Gilmer T. Simon

Unattested
(verified by)

Sign: (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2024 01:55:16 PM
\$800.00 PAYGE
20241206000376760

Allen S. Bayl