



20250107000008230 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
01/07/2025 03:34:06 PM FILED/CERT

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East
Suite 160
Birmingham, AL 35223

Send Tax Notice To:
Ethan Thomas Ott and
Sydney Zajac Ott
1101 Dunnavant Valley Rd.
Birmingham, AL 35242

STATE OF ALABAMA)

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **One Thousand Five Hundred and No/100 (\$1,500.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **William S. Windle, a married man** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Ethan Thomas Ott and Sydney Zajac Ott**, hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Property 1:
PARCEL 1-B

(AS SURVEYED)

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 16, TOWNSHIP 19 SOUTH, RANGE 1 WEST, SHELBY COUNTY ALABAMA, SAID POINT BEING A FOUND 1" CRIMP PIPE; THENCE RUN S 54°38'37" E FOR A DISTANCE OF 100.62 FEET TO A FOUND 1/2" REBAR WEYGAND; THENCE RUN S 46°10'32" W FOR A DISTANCE OF 118.54 FEET TO A FOUND 1/2" REBAR WEYGAND; THENCE RUN S 75°53'13" W FOR A DISTANCE OF 153.80 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 45°42'38" W FOR A DISTANCE OF 29.67 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 67°02'07" W FOR A DISTANCE OF 43.27 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 76°58'58" W FOR A DISTANCE OF 111.56 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 89°34'10" W FOR A DISTANCE OF 105.60 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 71°27'13" W FOR A DISTANCE OF 116.48 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 59°13'17" W FOR A DISTANCE OF 72.98 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309" ON THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 41; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN S 39°38'30" W FOR A DISTANCE OF 320.61 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE LEAVING SAID RIGHT OF WAY, RUN N 82°11'16" E FOR A DISTANCE OF 30.00 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 82°11'16" E FOR A DISTANCE OF 370.27 FEET TO A POINT IN THE LAKE; THENCE RUN N 42°26'25" W FOR A DISTANCE OF 45.25 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 42°26'25" W FOR A DISTANCE OF 70.00 FEET TO A FOUND 1/2" WEYGAND CA 54; THENCE RUN N 41°16'14" E FOR A DISTANCE OF 47.76 FEET TO A FOUND 1/2" WEYGAND CA 54; THENCE RUN S 77°29'16" E FOR A DISTANCE OF 308.38 FEET TO A FOUND 1/2" WEYGAND CA 54; THENCE RUN N 75°53'13" E FOR A DISTANCE OF 1.76 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 1.22 ACRES, MORE OR LESS.

Being a part of Parcel 1 sold to William S. Windle by deed recorded in Inst. # 20240806000244330.

Shelby County, AL 01/07/2025
State of Alabama
Deed Tax: \$1.50



20250107000008230 2/3 \$29.50
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Subject To:

Ad valorem taxes for 2025 and subsequent years not yet due and payable until October 1, 2025.

Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the grantor nor that of his spouse

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey the said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 16 day of **December**, 2024.

Witness

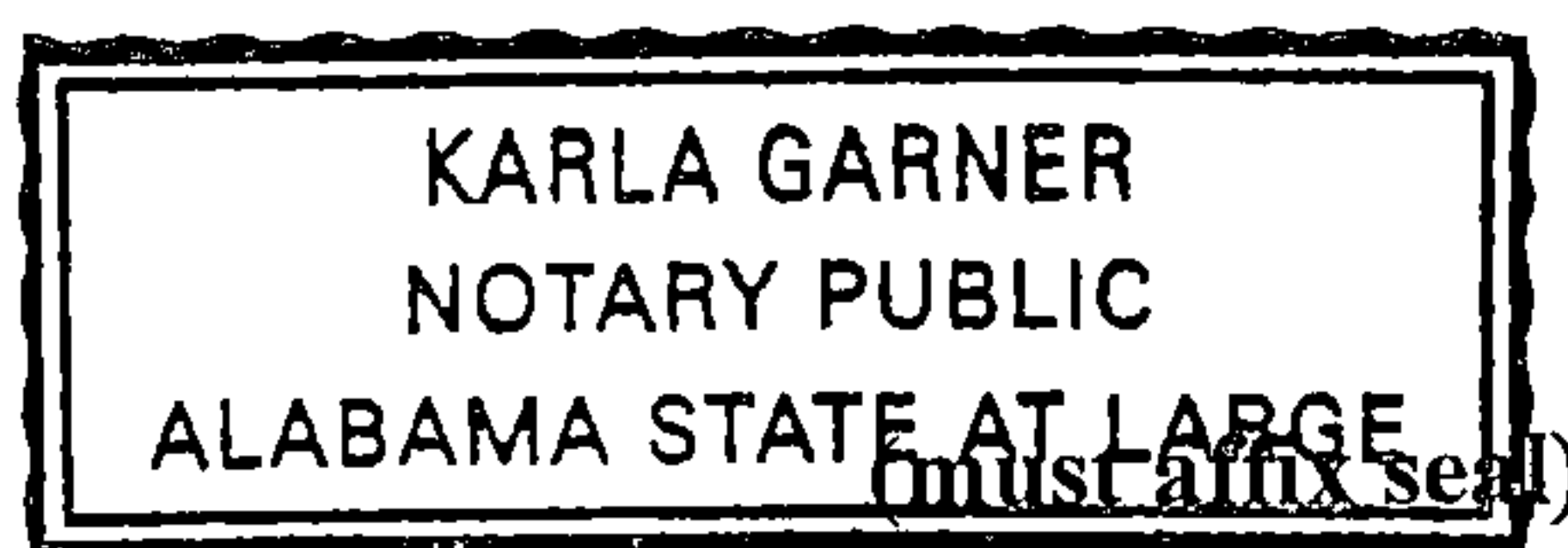

William S. Windle

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that William S. Windle, a married man, 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 Instrument, he executed the same voluntarily on the day the same bears date.


IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 16th day of December, 2024.


NOTARY PUBLIC
My Commission Expires: 2/17/27



Real Estate Sales Validation Form

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

Grantor's Name	William S. Windle	Grantee's Name	Ethan Thomas Ott and Sydney Zajac Ott
Mailing Address	700 Southgate Dr. Ste B Pelham, AL 35124	Mailing Address	1101 Dunnavant Valley Rd. Birmingham, AL 35242
Property Address	1113 Dunnavant Valley Rd Birmingham, AL 35242	Date of Sale	December 16, 2024
 20250107000008230 3/3 \$29.50 Shelby Cnty Judge of Probate, AL 01/07/2025 03:34:06 PM FILED/CERT		Total Purchase Price	\$ 1,500.00
		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)

- | | |
|---|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input checked="" type="checkbox"/> 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 _____	Print <u>William S. Windle</u>
_____ Unattested	Sign  (Grantor/Grantee/Owner/Agent) circle one
_____ (verified by)	