

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

Send tax notice to:
Ethan Thomas Ott
1101 Dunnivant Valley Road
Birmingham, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **ONE HUNDRED EIGHTY ONE THOUSAND AND 00/100 Dollars (\$181,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

William S. Windle, a married man

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Ethan Thomas Ott and Sydney Zajac Ott

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


Parcel 1-A of the Survey of Thomas Scott Dreher, dated November 8, 2024, more particularly described as follows: BEGIN 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" CAPPED REBAR STAMPED "WEYGAND CA 54"; THENCE RUN S 46°10'32" W FOR A DISTANCE OF 118.54 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "WEYGAND CA 54"; 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 N 39°38'30" E FOR A DISTANCE OF 49.08 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309°; THENCE LEAVING SAID RIGHT OF WAY, RUN N 89°49'04" E FOR A DISTANCE OF 214.28 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON"; THENCE RUN N 40°19'22" E FOR A DISTANCE OF 211.39 FEET TO A SET 1/2" CAPPED REBAR STAMPED "WEYGAND CA 50309"; THENCE RUN N 89°58'53" W FOR A DISTANCE OF 216.92 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON", ON THE EASTERLY RIGHT OF WAY OF SHELBY COUNTY HIGHWAY NO. 41; THENCE CONTINUE ALONG SAID RIGHT OF WAY, RUN N 39°27'19" E FOR A DISTANCE OF 61.69 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON"; THENCE LEAVING SAID RIGHT OF WAY, RUN N 89 46'46" E FOR A DISTANCE OF 396.34 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON"; THENCE RUN S 00°01'02" E FOR A DISTANCE OF 146.18 FEET TO A FOUND 1/2" CAPPED REBAR STAMPED "PARAGON"; THENCE RUN S 00°03'30" E FOR A DISTANCE OF 62.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 3.32 ACRES, MORE OR LESS.

The property described above and conveyed herein is not the homestead of the grantor or his spouse.

- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

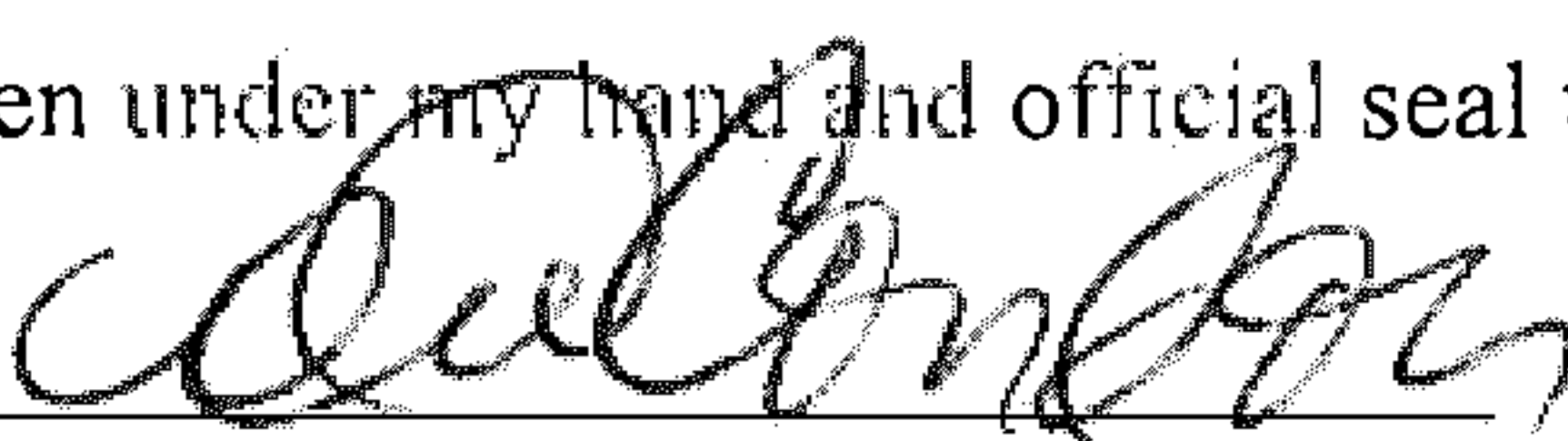

IN WITNESS WHEREOF, I have set my hand and seal, this 31st day of January, 2025

William S. Windle

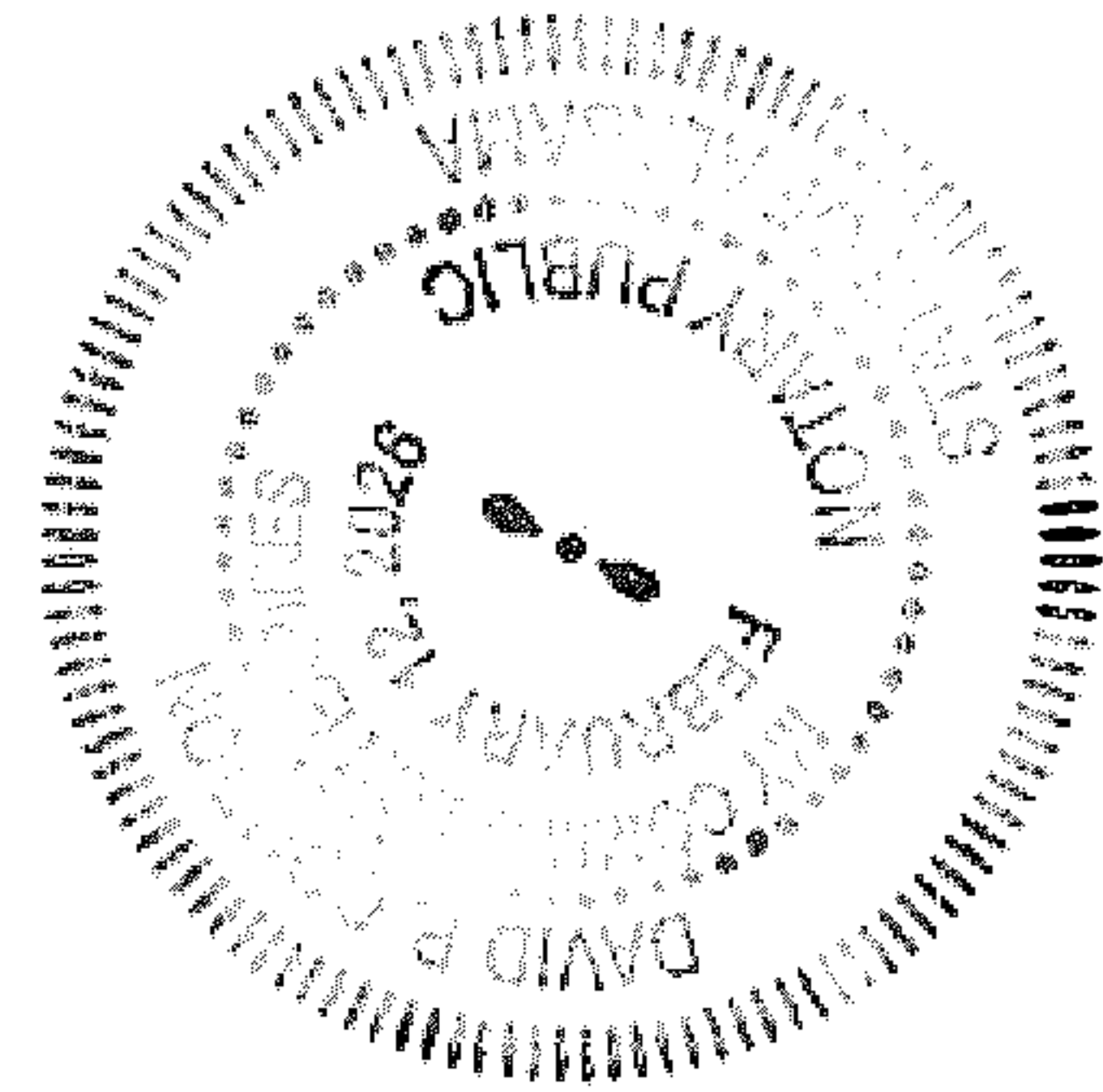
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that William S. Windle 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 31st day of January, 2025.



Notary Public: David P. Condon
My Commission Expires: 02.12.2026



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	200 Stonegate Drive Birmingham, AL 35242	Mailing Address	1161 Dunnavant Valley Rd Birmingham, AL 35242
Property Address	1113 Dunnavant Valley Road Birmingham, AL 35242	Date of Sale	1/31/2025
		Total Purchase Price	\$181,000.00
		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

☐ Closing Statement

☐ Appraisal

☐ Other

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.

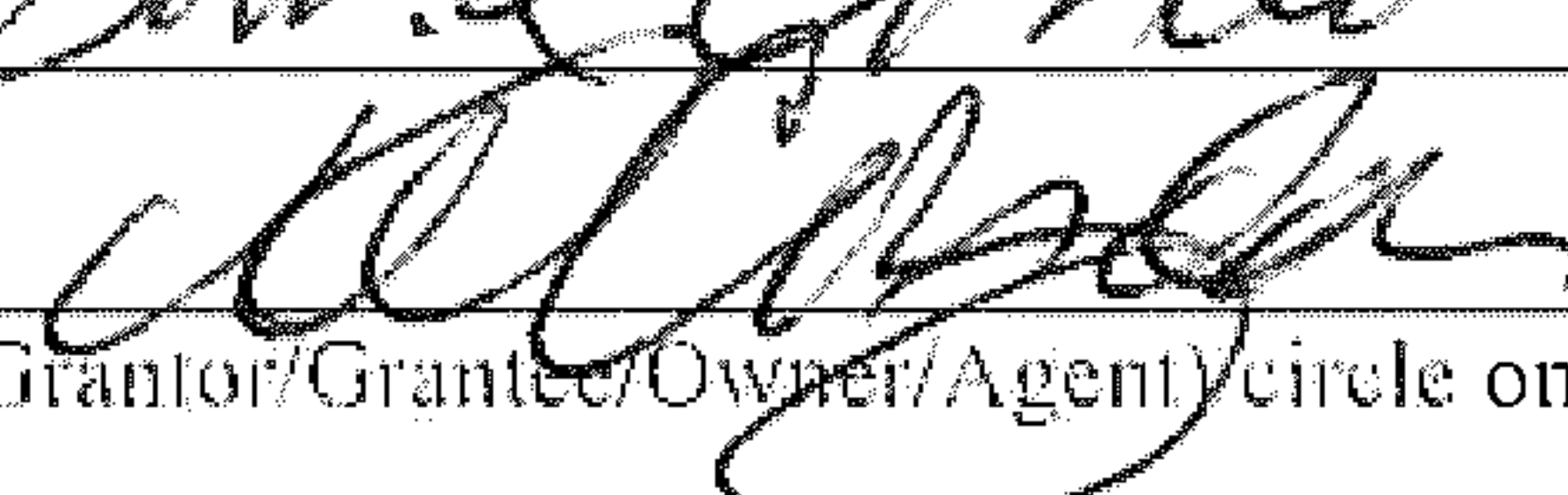
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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	1/31/25	Print	David Gordon
<input type="checkbox"/> 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
02/07/2025 12:35:45 PM
\$209.00 PAYGE
20250207000038300

Form RT-1

Allen S. Bayl