

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Taylor Marie Potter & Jonathan Elliott Potter  
4520 Old Caldwell Mill Road  
Birmingham, AL 35242

**GENERAL WARRANTY DEED – Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **FOUR HUNDRED SIXTY FIVE THOUSAND AND 00/100 (\$465,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

**D&J Construction, LLP, an Alabama Limited Liability Partnership**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Taylor Marie Potter & Jonathan Elliott Potter**

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

**A part of the N 1/2 of Section 3, Township 19 South, Range 2 West, and being more particularly described: Commence at the NE corner of the SW 1/4 of the NW 1/4 of said Section 3; thence West along the North line of same a distance of 206.28 feet; thence 90 degrees 34 minutes to the left in a Southerly direction of 115.20 feet to the point of beginning; thence 89 degrees 26 minutes to the left in an Easterly direction a distance of 252.63 feet to the Westerly right-of-way line of the Old Caldwell Mill Road, said point being on a curve to the left having a central angle of 5 degrees 24 minutes, a radius of 1076.92 feet; thence 64 degrees 52 1/2 minutes to the right in a Southeasterly direction along the arc of said curve a distance of 120.29 feet to the point of a curve to the right having a central angle of 2 degrees 00 minutes, a radius of 204.60 feet; thence along the arc of said curve a distance of 7.13 feet; thence 117 degrees 19 minutes to the right in a Westerly direction a distance of 305.71 feet; thence 89 degrees 26 minutes to the right in a Northerly direction a distance of 115.0 feet to the point of beginning, all situated in Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**


**\$215,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

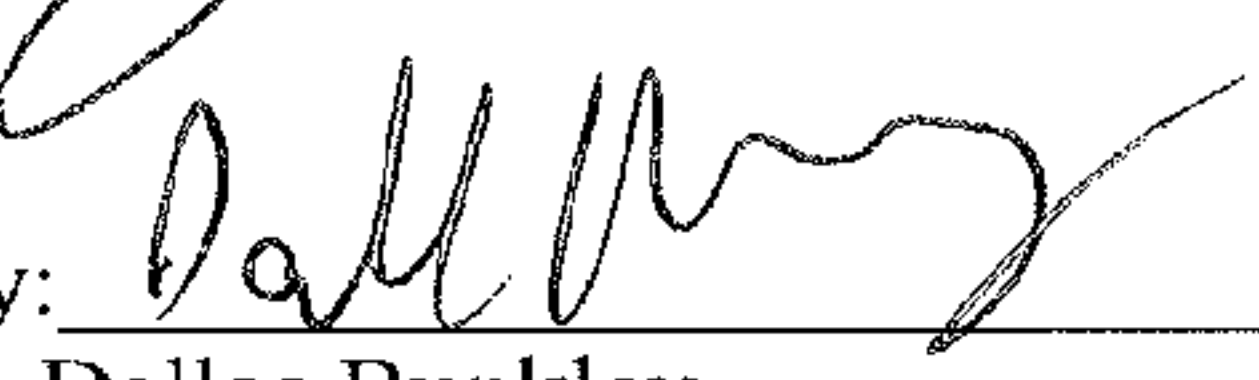
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is 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 its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 18th day of February, 2025.

**D&J Construction, LLP, an Alabama Limited Liability Partnership**

By:   
Jim Hoye  
Its: Partner

By:   
Dallas Bunkley  
Its: Partner

STATE OF ALABAMA

COUNTY OF Jefferson )

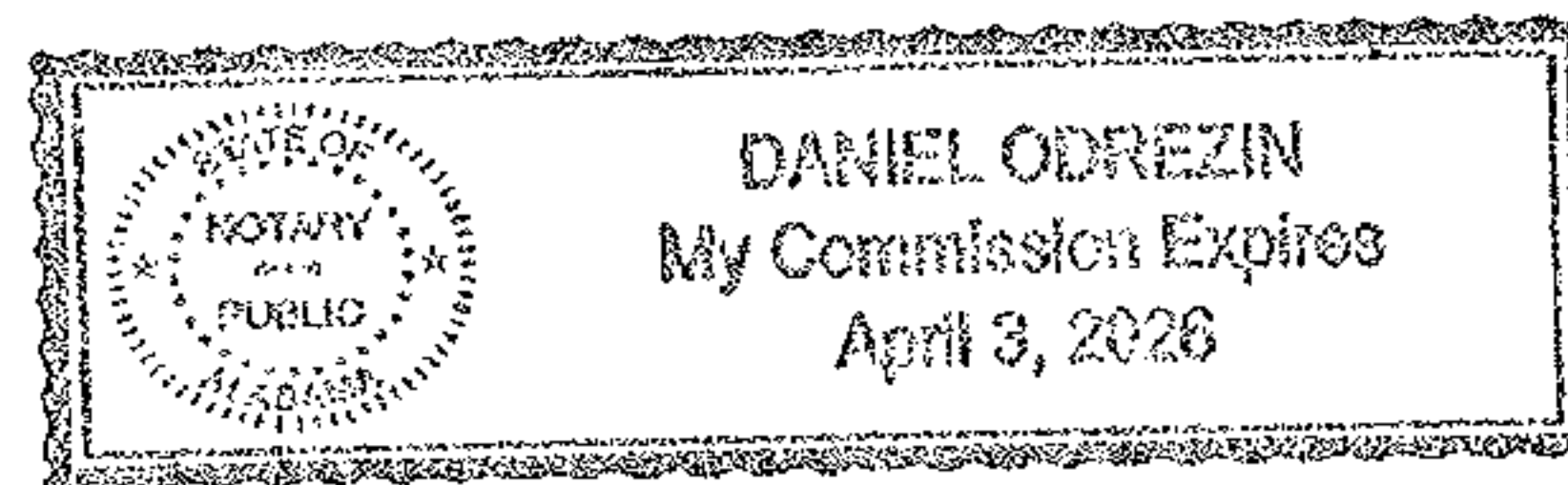
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jim Hoye** whose name as **Partner** of **D&J Construction** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such **Partner** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18th day of February, 2025

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

My Commission Expires: \_\_\_\_\_  
STATE OF ALABAMA

COUNTY OF Jefferson )

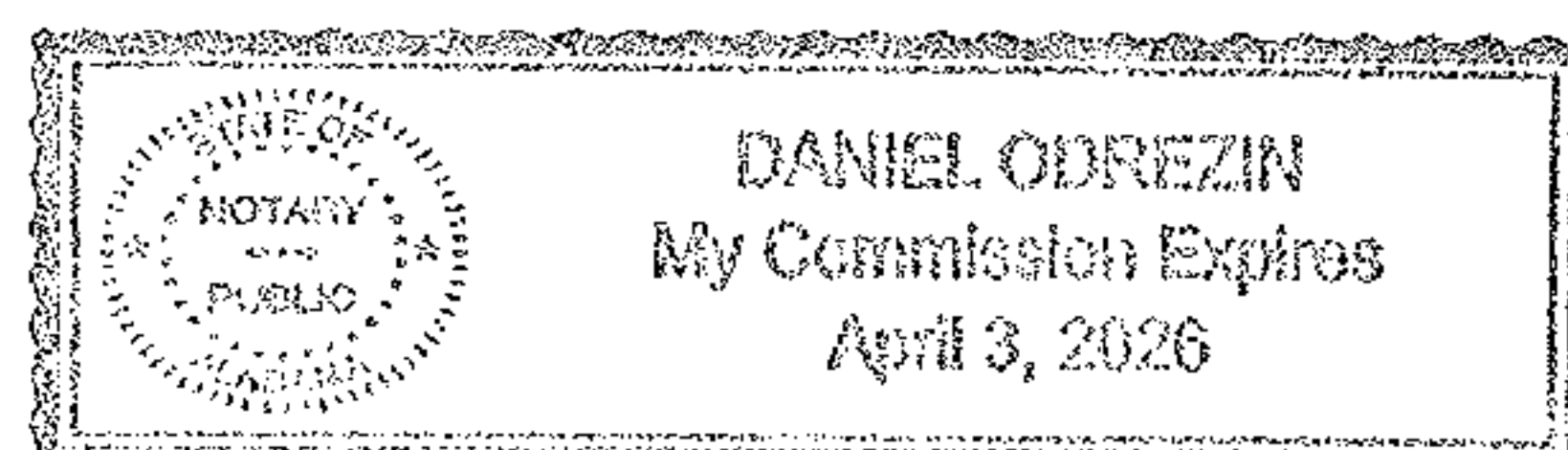


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Dallas Bunkley** whose name as **Partner** of **D&J Construction** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such **Partner** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 18th day of February, 2025

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

My Commission Expires: \_\_\_\_\_



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

Grantor's Name	<u>D&amp;J Construction</u>	Grantee's Name	<u>Taylor Marie Potter and Jonathan Elliott</u>
Mailing Address	<u>700 Vestavia Lane Dr</u>	Mailing Address	<u>Potter</u>
	<u>Vestavia 4 1/2 115, AL 35216</u>		<u>4520 Old Caldwell Mill Road</u>
Property Address	<u>4520 Old Caldwell Mill Road</u>		<u>Birmingham, AL 35242</u>
	<u>Birmingham, AL 35242</u>	Date of Sale	<u>2/18/2025</u>
		Total Purchase Price	<u>\$465,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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 2/18/2025

Print Daniel Odrezin

☐ 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**  
**02/18/2025 01:56:06 PM**  
**\$278.00 BRITTANI**  
**20250218000048030**

**Form RT-1**

*Allen S. Bayal*