

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
William Glass, III and Jennet Jumayeva
1934 Mountain Laurel Lane
Hoover, AL 35244

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy-Four Thousand Five Hundred And No/100 Dollars (\$274,500.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Tyler Thad Lowery, a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto William Glass, III and Jennet Jumayeva (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Part of Lot 48, Davenport's Addition to Riverchase West, Sector 4, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 8, Page 64, being more particularly described as follows:

Beginning at the most Easterly corner of said Lot 48, run in a Southwesterly direction along the East line of said Lot 48, which is the West right of way line of Mountain Laurel Lane, for a distance of 14.16 feet to a point of curve, said curve being concave in a Southeasterly direction and having a radius of 280.00 feet; thence turn an angle to the left and run Southwesterly along the arc of said curve for a distance of 20.04 feet; thence turn an angle to the right (92°33'22" from chord of said 20.04 arc) and run in a Northwesterly direction for a distance of 199.47 feet to the Northwest corner of said Lot 48; thence turn an angle to the right of 132°45'33" and run Northeasterly along the North line of said Lot 48 for a distance of 44.96 feet to the most Northerly corner of said Lot 48; thence turn an angle to the right of 46°50'43" and run in a Southeasterly direction along the Northeast line of said Lot 48 for a distance of 167.93 feet to the Point of Beginning; being situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.


SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR THEIR SPOUSE.

Subject to a third party mortgage in the amount of \$247,050.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 21st day of February, 20 25.


Tyler Thad Lowery

STATE OF ALABAMA
COUNTY OF Jefferson

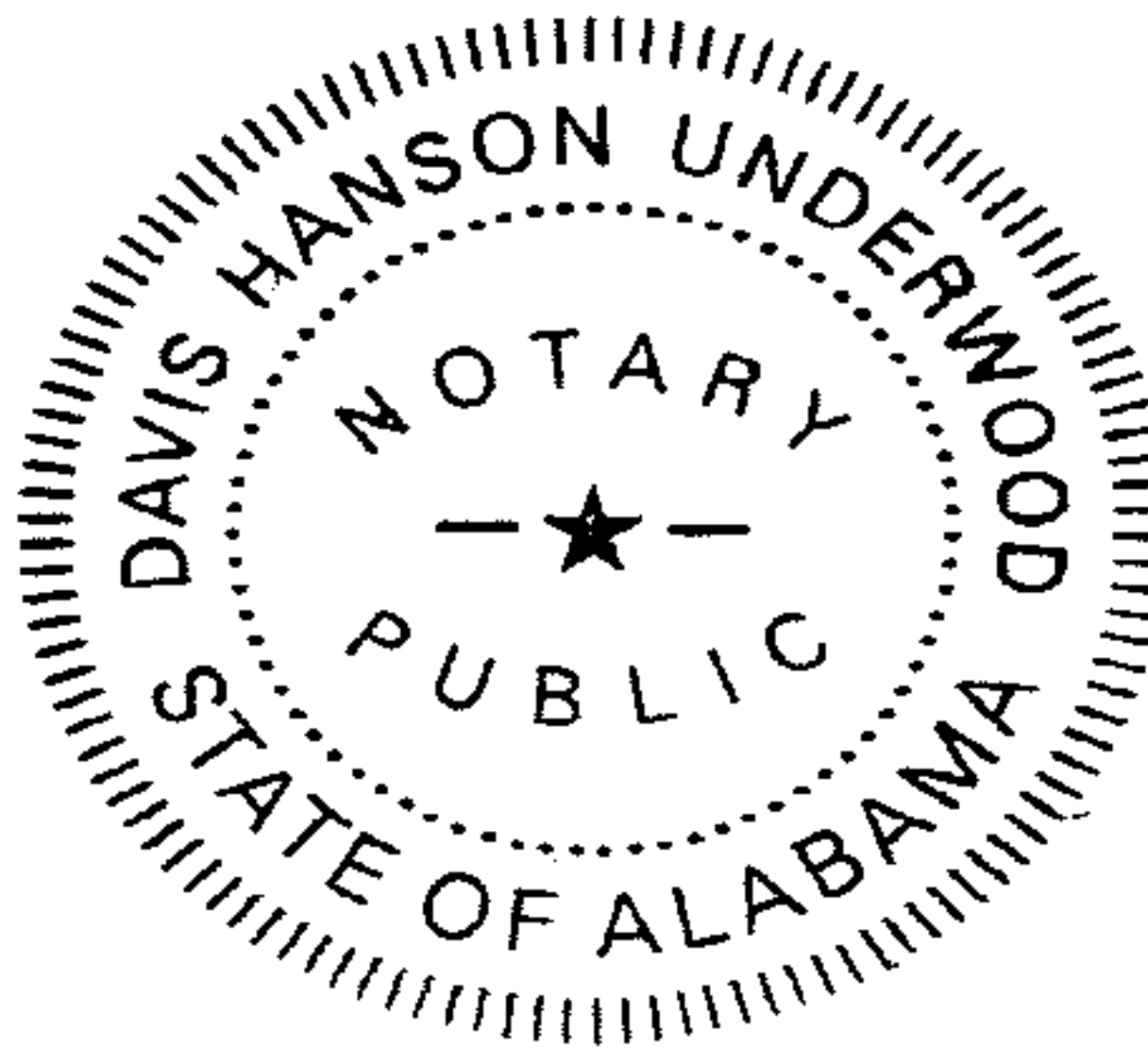
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tyler Thad Lowery whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 21st day of February, 20 25.


Notary Public

My commission expires:

My Commission Expires
July 24, 2027



Real Estate Sales Validation Form

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

Grantor's Name Tyler Thad Lowery

Mailing Address 1250 Cernan Dr NW
Huntsville, AL 35806Property Address 1934 Mountain Laurel Lane
Hoover, AL 35244Grantee's Name William Glass, III and Jennet
JumayevaMailing Address 1934 Mountain Laurel Lane
Hoover, AL 35244Date of Sale February 27, 2025
Total Purchase Price \$274,500.00

or

Actual Value \$

or

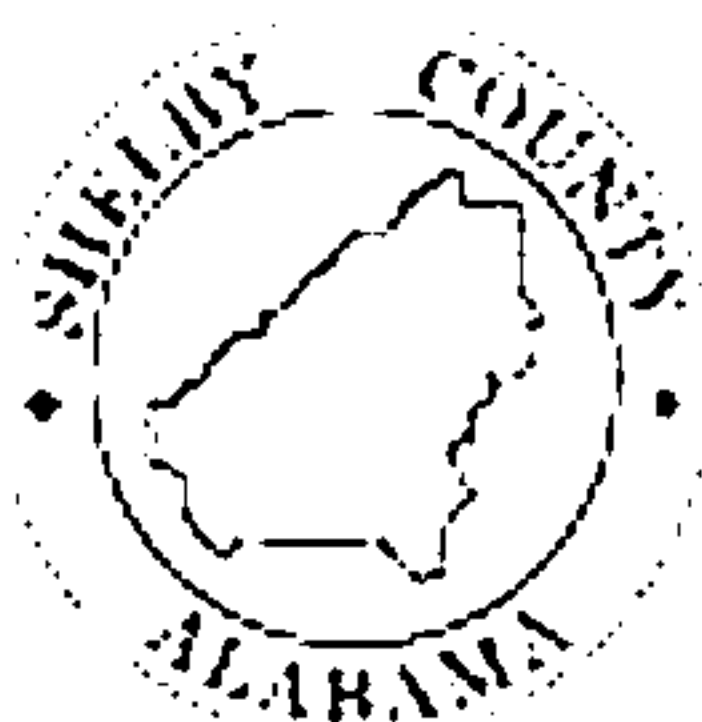
Assessor's Market Value \$

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)☐ Bill of Sale☐ Sales Contract☒ Closing Statement☐ Appraisal☐ Other:If the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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: February 27, 2025

Sign

Agent



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/26/2025 10:25:11 AM
 \$302.50 JOANN
 20250226000056830