

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

Send tax notice to:
Kevin J. Pughsley
4924 Caldwell Mill Rd
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 **EIGHT HUNDRED FIFTEEN THOUSAND AND 00/100 Dollars (\$815,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

Alan M. Herndon, an unmarried man

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

Kevin J. Pughsley and Alicia Pughsley

(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 3, according to the Survey of Caldwell Mill Trace, as recorded in Map Book 18, Page 67, in the Probate Office of Shelby County, Alabama.

Less and Except that portion of the hereinabove Property being more particularly described as follows:

Commence at the SW corner of the SW 1/4 of the SW 1/4, Section 3, Township 19 South, Range 2 West and run Easterly along the South line of said quarter-quarter Section for a distance of 1004.07 feet; thence turn left an angle of 126°36'0" and run Northwesterly for a distance of 194.56 feet to the Point of Beginning of a curve to the right having a central angle of 44°37'01.11" and a radius of 1900 feet; thence run Northwesterly, Northerly and Northeasterly along the arc of said curve a distance of 1453.62 feet for the Point of Beginning of a variable width Right-of-Way being bound on the Southeasterly side by the currently existing Right-of-Way of Caldwell Mill Road and being bound on the Northwesterly side by a line being 122.27 feet Northwesterly of and perpendicular to this point and increasing to 140 feet Northwesterly of and perpendicular to a point 25.93 feet ahead along the following described course; thence continue Northeasterly along the arc of said curve for a distance of 25.93 feet to said point and to the end of said curve. At this point the Right-of-Way is bound on the Northwesterly side by a line lying 140 feet Northwesterly of and parallel to the following described line; thence run Northeasterly along the extended tangent of said curve for a distance of 223.88 feet to the Grantor's Northeasterly property line and the end of this Right-of-Way.

All of said Right-of-Way lies in the NW 1/4 of the SW 1/4, Section 3, Township 19 South, Range 2 West Shelby County, Alabama and is part of Lot 3, According to the survey of Caldwell Mill Trace, as recorded in Map Book 18, Page 67, in the Probate Office of Shelby County, Alabama.

\$652,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

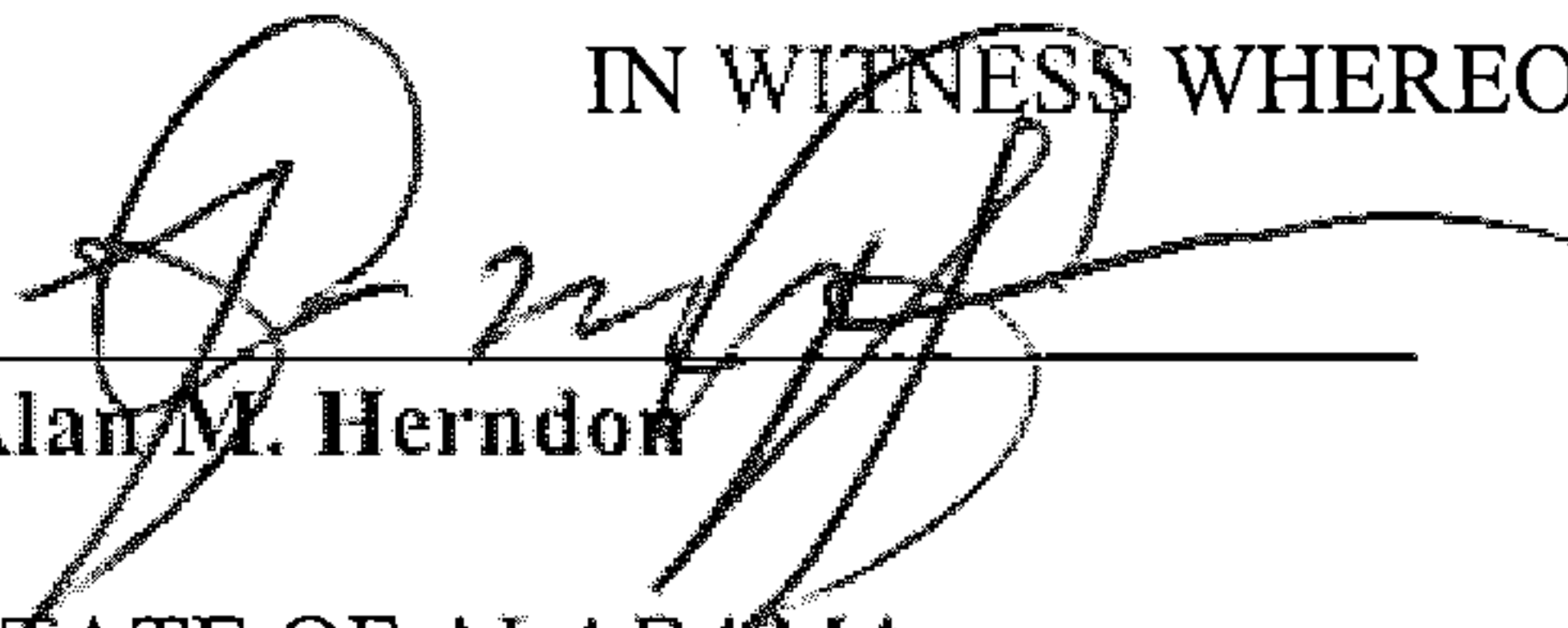
Alan M. Herndon is the surviving grantee of the deed recorded as Instrument #20040225000095960. The other grantee therein Maribeth L. Herndon died on August 16, 2022.

- 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 28th day of February, 2025

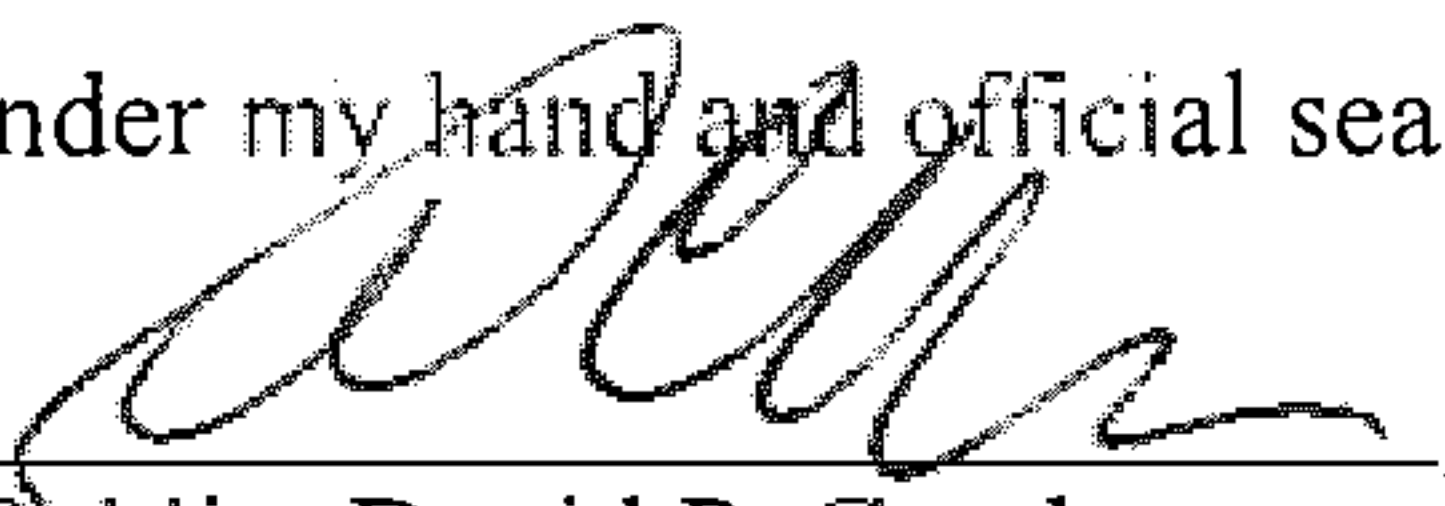


Alan M. Herndon

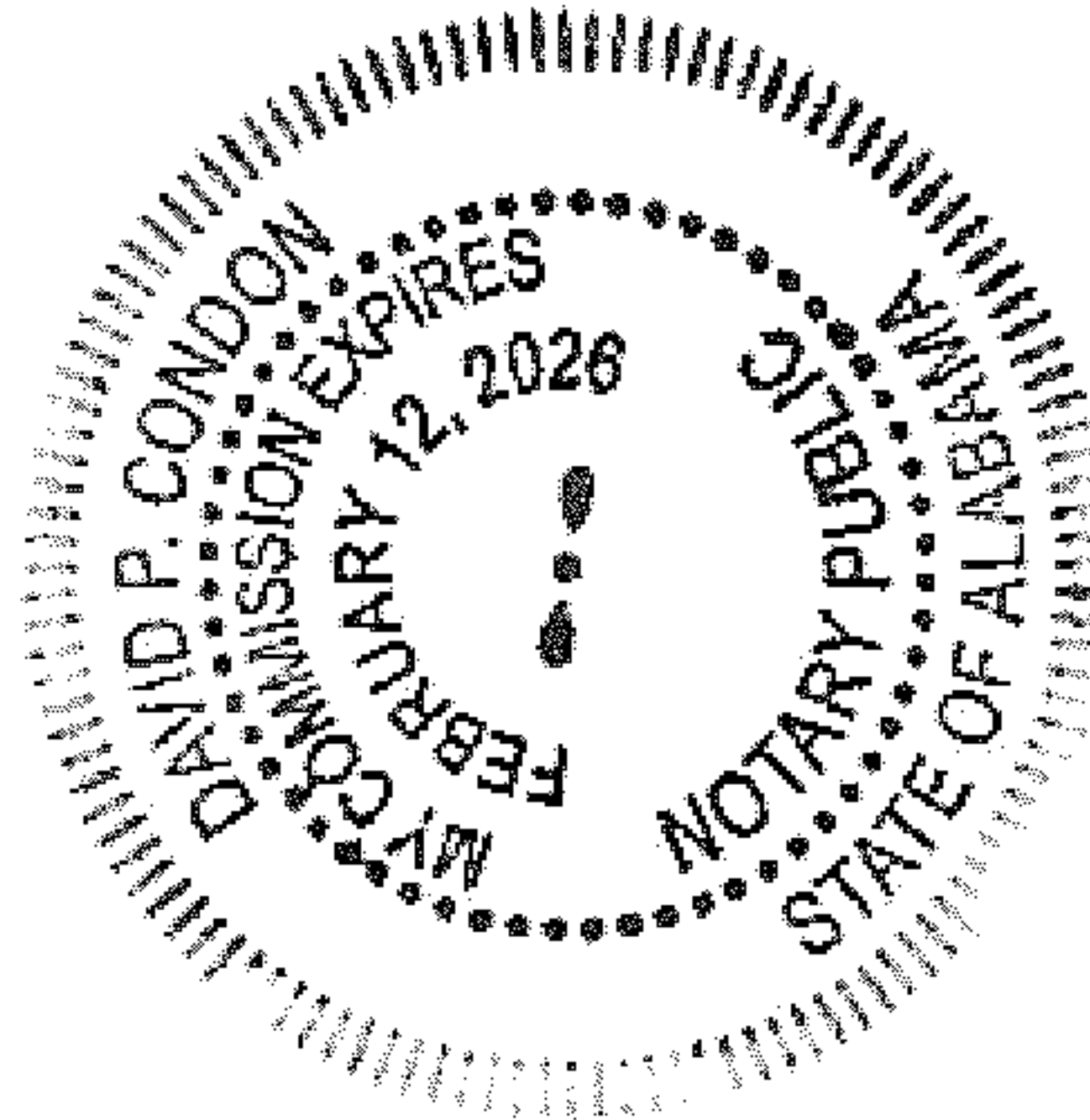
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Alan M. Herndon 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 28th day of February, 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 Alan M. Herndon
Mailing Address 4924 Caldwell Mill Rd.
Birmingham, Al. 35242

Grantee's Name Kevin & Alicia Pughsley
Mailing Address 4924 Caldwell Mill Rd.
Birmingham, Al. 35242

Property Address
4924 Caldwell Mill Rd.
Birmingham, Al. 35242

Date of Sale 02/28/2025
Total Purchase Price \$ 815,000.00

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

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 2-28-25

Unattested

(verified by)

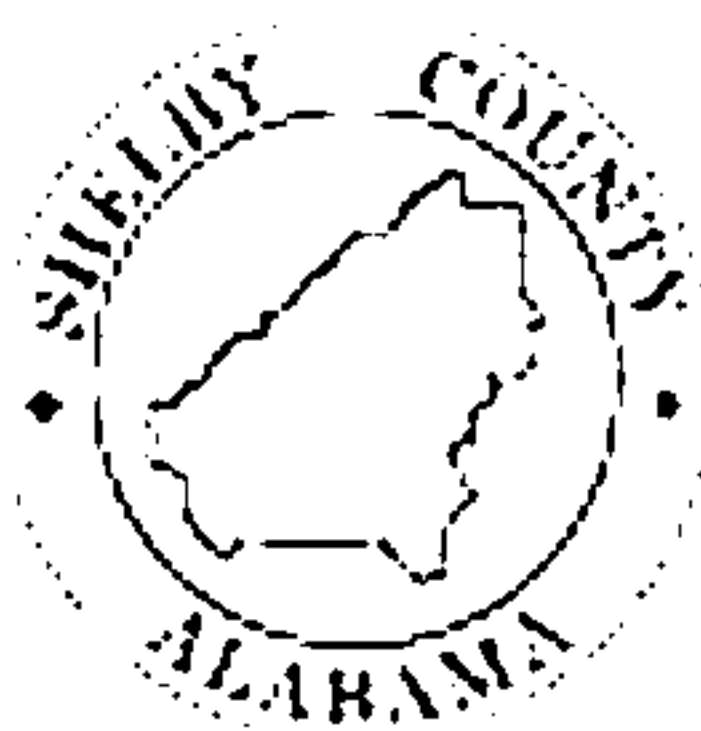
Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2025 08:14:20 AM
\$191.00 JOANN
20250304000063460

Alicia S. Bayl