

Prepared by:
Hill, Gossett, Kemp, Barrentine &
Seay, PC
2603 Moody Parkway #200
Moody, AL 35004
File No.: 2025-44

Send Tax Notice To:
Hayden C. Gilbertson and Peyton A. Steinberg
169 Essex Drive
Sterrett AL 35147

GENERAL WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of St. Clair

KNOW ALL MEN BY THESE PRESENTS, that in consideration of FOUR HUNDRED FORTY THOUSAND AND 00/100 DOLLARS (\$440,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Justin Long and Alycia Long, husband and wife, (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto Hayden C. Gilbertson and Peyton A. Steinberg, (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, AL to-wit:

LOT 175, ACCORDING TO THE MAP OF FOREST PARKS 1ST SECTOR, 1ST ADDITION, AS RECORDED IN MAP BOOK 24, PAGE 39, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

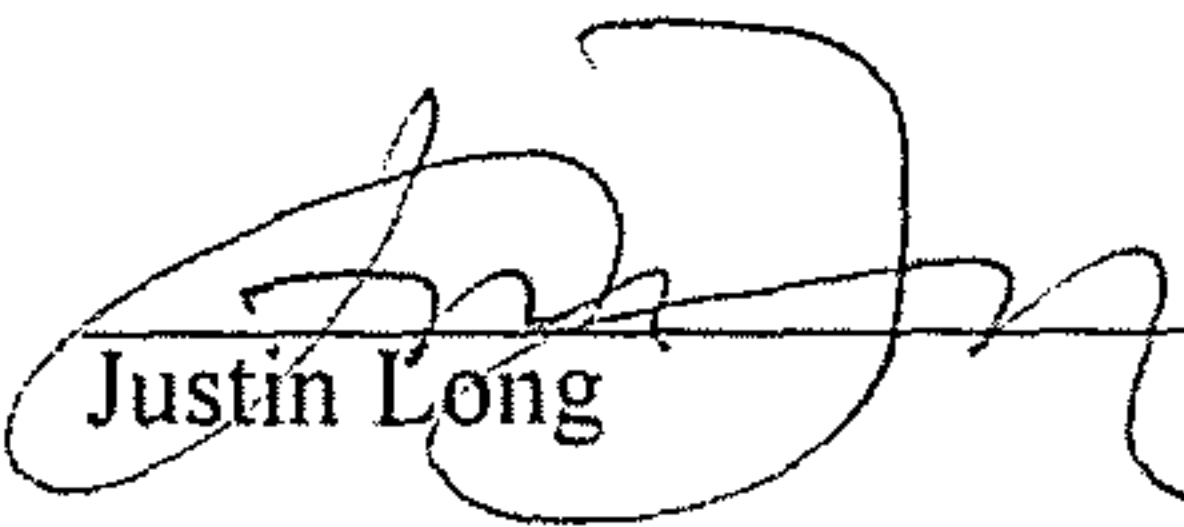
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

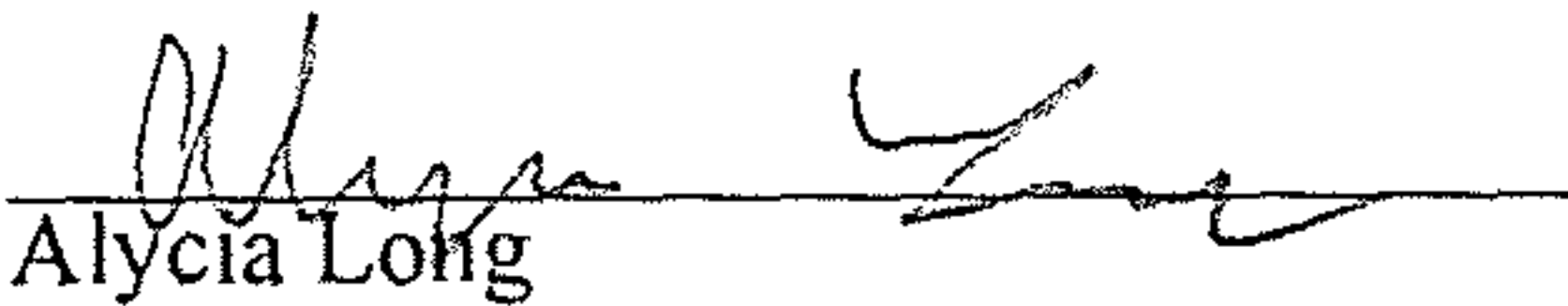
NOTE: \$426,800.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 24th day of March, 2025.

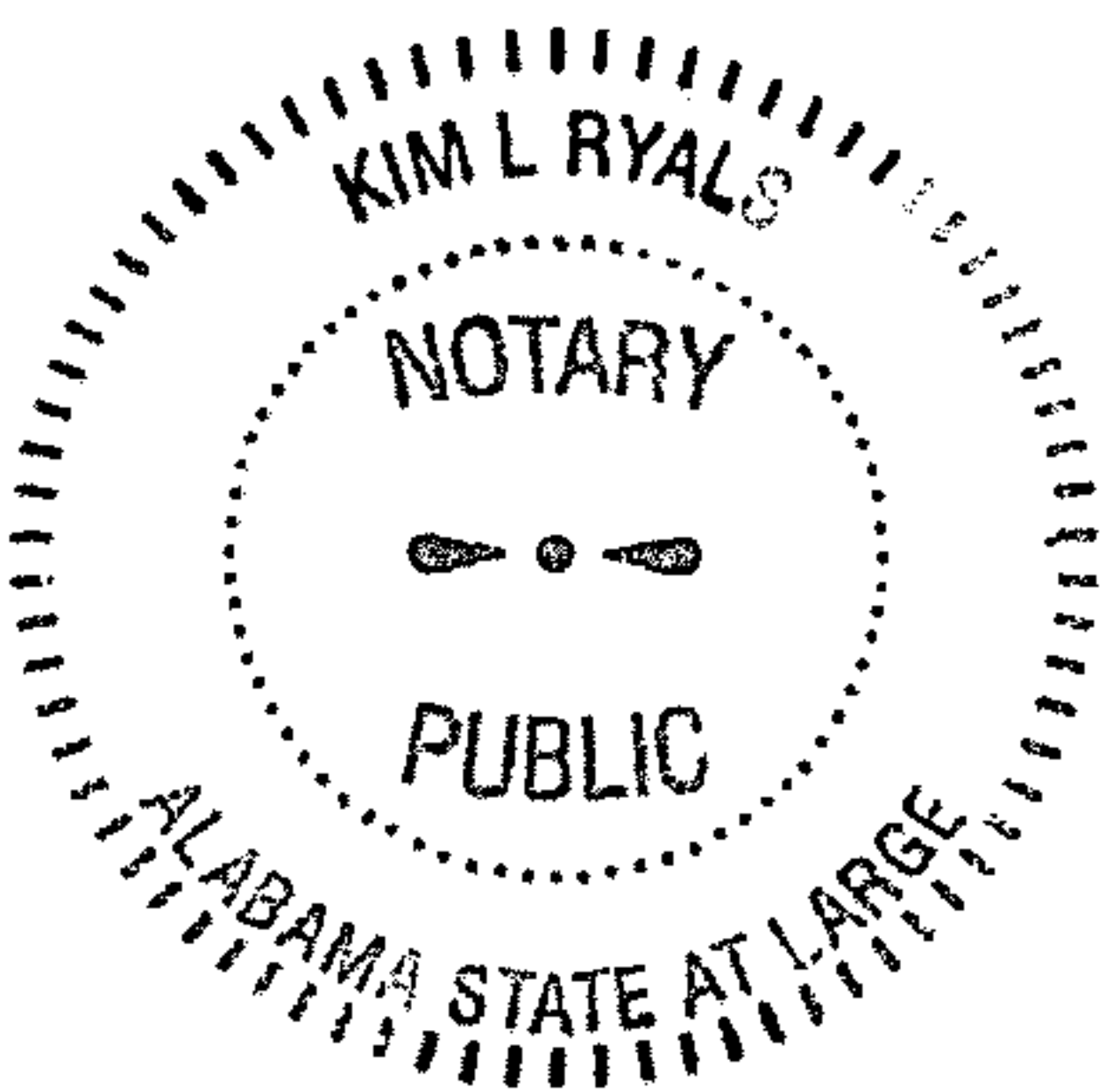

Justin Long

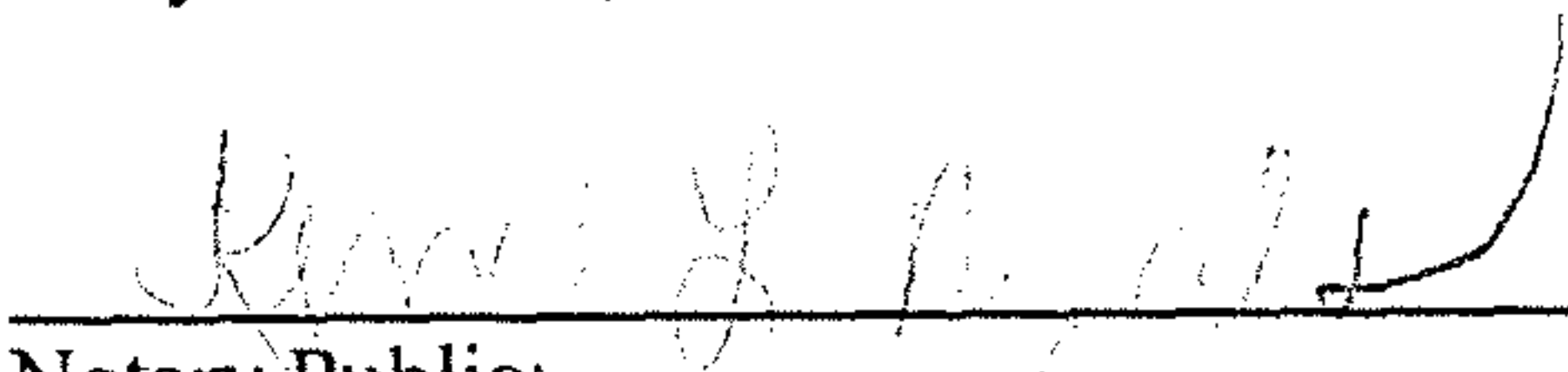

Alycia Long

State of Alabama
County of St. Clair

I, Kim L Ryals, a Notary Public in and for said County in said State, hereby certify that Justin Long and Alycia Long 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 for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 24th day of March, 2025.




Notary Public: _____
My Commission Expires: 07/17, 2028

Real Estate Sales Validation Form

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

Grantor's Name Justin Long and Alycia Long
Mailing Address 169 Essex Drive
Sterrett, AL 35147

Property Address 169 Essex Drive
Sterrett, AL 35147

Grantee's Name Hayden C. Gilbertson and Peyton A. Steinberg

Mailing Address 169 Essex Drive, Sterrett, AL 35147
Date of Sale March 24, 2025

Total Purchase Price \$440,000.00

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
x 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).

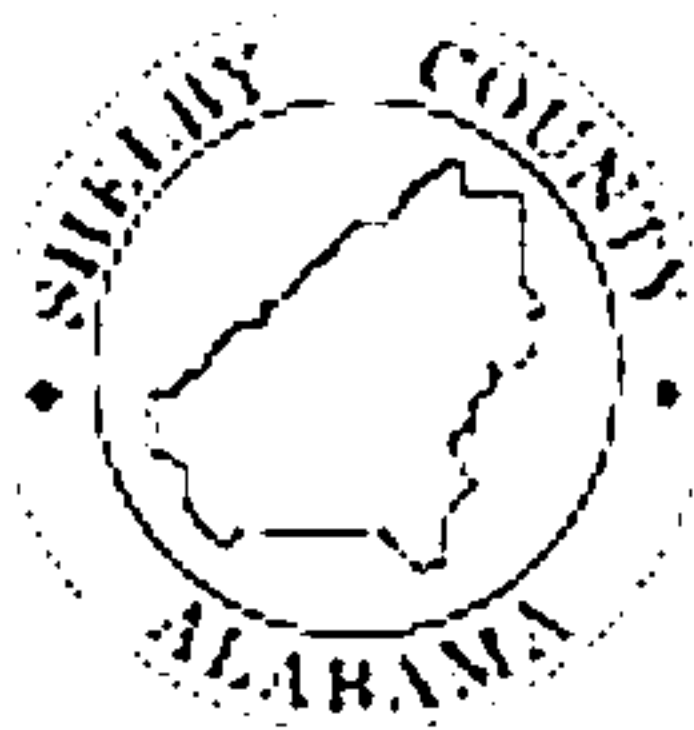
Date 3-24-25 Print: Justin Long and Alycia Long

Unattested

(verified by)

Sign (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2025 10:18:37 AM
\$38.50 BRITTANI
20250324000085990

Alli S. Boyd