This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to: Stephanie M. Terrell Paul H. Terrell 2129 Paramount Run Hoover, AL 35244

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seven Hundred Eighty-Five Thousand and no/100 Dollars (\$785,000.00) to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, Eric Melton aka John Eric Melton and Leslie Melton aka Leslie Ann Dejohn Melton, as Co-Trustees of the Eric and Leslie Melton Revocable Trust dated May 17, 2023, (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to Stephanie M. Terrell and Paul H. Terrell, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 559, according to the Survey of Lake Wilborn Phase 5C, recorded in Map Book 51, Page 94, in the Probate Office of Shelby County, Alabama.

The grantors named herein are one and the same persons as the grantees recited in deed recorded in Inst. 20211220000599240 on 12-20-21. The grantors herein certify that at the time of execution of said deed they were husband and wife.

- 1. Ad valorem taxes for the current tax year.
- 2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to 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 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am

(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and

convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 29th day of April, 2025.

Eric Melton aka John Eric Melton, as Co-Trustee of the Eric and Leslie Melton Revocable Trust dated May 17, 2023

Leslie Melton aka Leslie Ann Dejohn Melton, as Co-Trustee of the Eric and Leslie Melton Revocable Trust dated May 17, 2023

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eric Melton aka John Eric Melton and Leslie Melton aka Leslie Ann Dejohn Melton, as co-Trustees of the Eric and Leslie Melton Revocabe Trust dated May 17, 2023, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, their capacities as Co-Trustees, executed the same voluntarily and as their act on the day the same bears date.

Given under my hand and official seal this 29th day of April, 2025.

Notary Public

My commission expires: 7/28

Real Estate Sales Validation Form

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

Grantor's Name	Eric and Leslie Melton Rev	ocable	Grantee's Name	Stephanie M. Terrell Paul H. Terrell	
Mailing Address	2390 SHORES, ALSHLARANAA,	5176.UN. M35/51	Mailing Address	PROPERT ADT.	2065
Property Address	2129 Paramount Run Hoover, AL 35244	•	Date of Sale stal Purchase Price or Actual Value or sor's Market Value	April 29, 2025 \$785,000.00	
one) (Recordation Bill of Sale Sales Con Closing St	tract atement locument presented for reco	not required) App Oth	praisal ner		
				,	······································
		Instruction	ons		
Grantor's name and current mailing add	d mailing address - provide t ress.	he name of the pe	erson or persons co	nveying interest to prope	rty and their
Grantee's name an conveyed.	d mailing address - provide	the name of the p	erson or persons to	whom interest to propert	y is being
Property address -	the physical address of the	property being cor	nveyed, if available		
Date of Sale - the c	late on which interest to the	property was conv	veyed.		
Total purchase price the instrument offer	e - the total amount paid for red for record.	the purchase of the	he property, both re	al and personal, being co	nveyed by
	property is not being sold, to red for record. This may be market value.		·	· · · · · · · · · · · · · · · · · · ·	
valuation, of the pro-	led and the value must be de operty as determined by the e used and the taxpayer will	local official charg	ged with the respon	sibility of valuing property	for property
	of my knowledge and belief that any false statements cla <u>975</u> § 40-22-1 (h).				
Date April 29, 2025	5	Pi	rint Eric and Leslie	Melton Revocable Trust	
Unattested		Si	ign		
	(verified	Filed and Recorded Official Public Records	Grantor/ County Alabama, County	Grantee/Owner/Agent) cir	rcle one Form RT-1

\$816.00 BRITTANI

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