

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
Jason Quarles and Jennifer Quarles  
2242 Highway 39  
Chelsea, AL35043

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FIVE HUNDRED THOUSAND AND 00/100 DOLLARS (\$500,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**Michael J. Slevin and Ann M. Slevin, a married couple**

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

**Jason Quarles and Jennifer Quarles**

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

**Part of the SW 1 /4 of the NW 1 /4 and a part of the NW 1 /4 of the SW 1 /4 of Section 34, Township 19 South, Range 1 West being more particularly as described as follows:**

**Commence at the SW corner of the NW 1 /4 of the SW 1 /4 of said Section 34, thence run North along the West line of said 1 /4 -1/4 for a distance of 665.05 feet; thence 88 degrees 59 minutes right and run easterly 630.00 feet; thence 88 degrees 59 minutes left and run northerly for a distance of 756.36 feet; thence 53 degrees 00 minutes right and run northeasterly for a distance of 184.94 feet; thence 95 degrees 18 minutes right and run southeasterly for a distance of 135.00 feet to the point of beginning; thence 90 degrees 00 minutes left and run northeasterly for a distance of 90.00 feet; thence 90 degrees 00 minutes; right and run southeasterly for a distance of 70.00 feet; thence 21 degrees 57 minutes 27 seconds right and run southeasterly for a distance of 156.47 feet to the northwesterly right of way of Shelby County Road #39; thence 62 degrees 19 minutes 05 seconds right to the tangent of a curve to the left having an intersection angle of 0 degrees 54 minutes 13 seconds and a radius of 2765.00 feet and run southwesterly along said right of way and said curve for a distance of 43.60 feet; thence 88 degrees 21 minutes 36 seconds right from the tangent of said curve and run northwesterly for a distance of 232.12 feet; thence 98 degrees 16 minutes 08 seconds right and run northeasterly for a distance of 43.80 feet to the point of beginning .**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$422,212.00 of the purchase price recited above has been 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

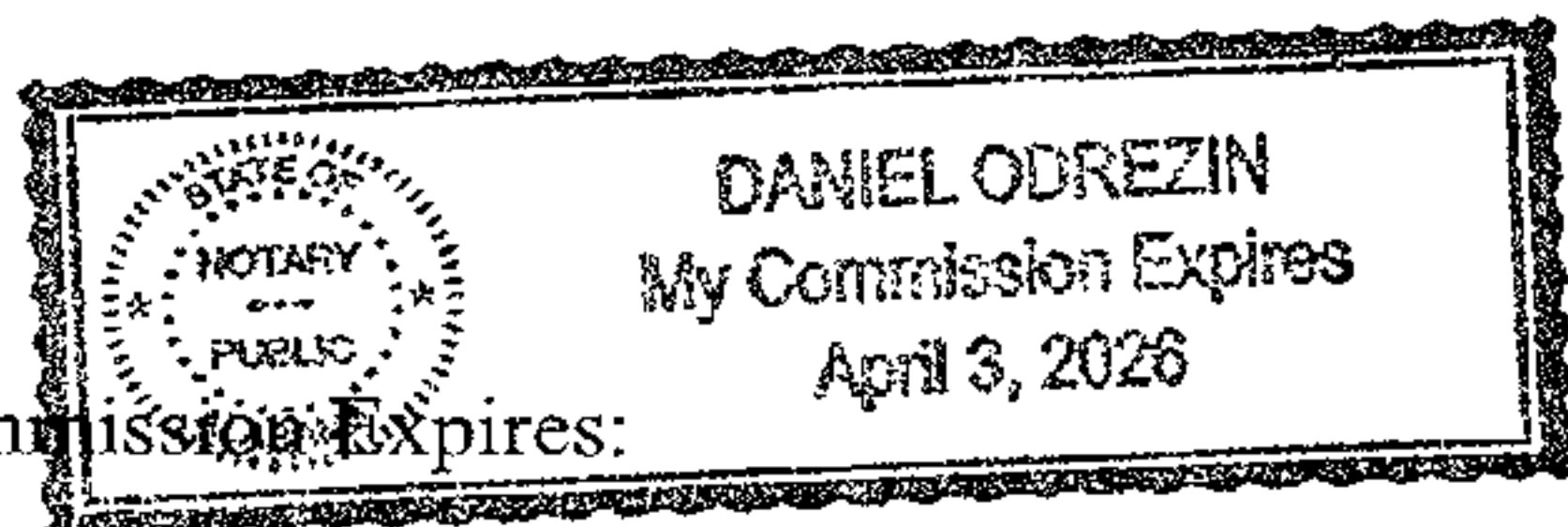
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of April, 2025.

Michael J. Slevin by Ann M. Slevin,  
Michael J. Slevin by Ann M. Slevin, Attorney-In-Fact  
Attorney-in-Fact  
*[Signature]*  
Ann M. Slevin

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael J. Slevin by Ann M. Slevin, Attorney-In-Fact**, 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, they, as such Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2025.



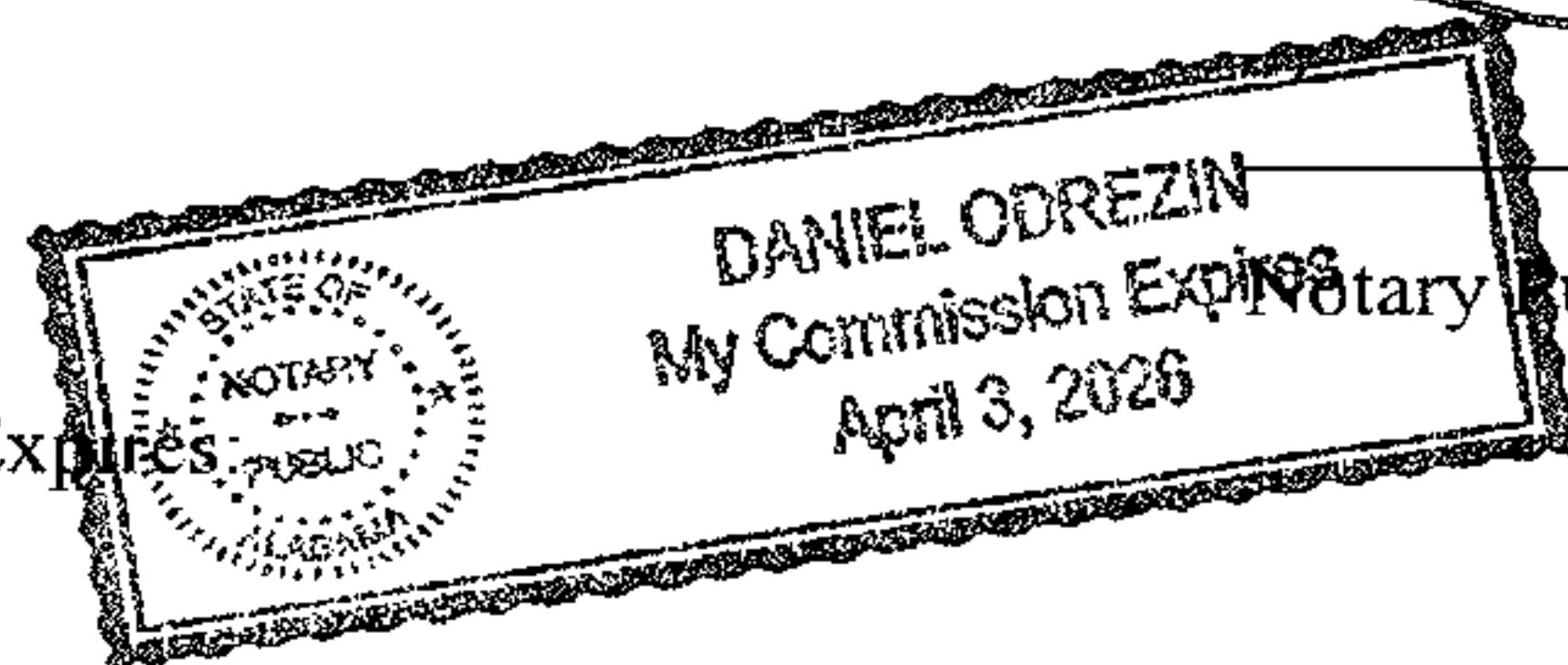
My Commission Expires:

*[Signature]*  
Notary Public

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ann M. Slevin**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2025.



My Commission Expires:

*[Signature]*  
Notary Public



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/30/2025 01:34:55 PM  
\$106.00 PAYGE  
20250430000128860

*Allison Bevil*

**Real Estate Sales Validation Form**

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

Grantor's Name Michael J. Slevin and Ann M. Slevin  
Mailing Address \_\_\_\_\_

Grantee's Name Jason Quarles and Jennifer Quarles  
Mailing Address 2242 Highway 39  
Chelsea, AL 35043

Property Address 2242 Highway 39  
Chelsea, AL 35043  
*110 Wakefield drive*  
*Locust Grove VA*  
*22508*

Date of Sale April 30, 2025  
Total Purchase Price \$500,000.00  
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 April 30, 2025 Print *Daniel Adreza*

Unattested \_\_\_\_\_ Sign \_\_\_\_\_  
(verified by) (Grantor/Grantee/Owner/Agent) circle one