This Instrument was Prepared by:

Send Tax Notice To: Kevin Dean Deana L Dean

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: MV-25-30509

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Five Thousand Dollars and No Cents** (\$225,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jorge Rivas and Janice Conway**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kevin Dean and Deana L Dean**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

Lot 1 according to the Survey of Ronnie D. and T. Suzanne Owens Estate, Lot 1 and 2, as recorded in Map Book 26, Page 82, in the Probate Office of Shelby County, Alabama.

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the $\frac{324}{2}$ day of

Janice Conway

Jorge Rivas

into. I

County of Shelby

State of Alabama

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jorge Rivas and Janice Conway, 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-this the ______day of _______

Notary-Public, State of Alabama

Mike T. Atchison

My Commission Expires: August 19, 2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2025 01:29:38 PM
\$250.00 BRITTANI

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Real Estate Sales Validation Form

20250501000130250

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

Grantor's Name	Jorge Rivas Janice Conway	Grantee's Name	Kevin Dean
Mailing Address	417 Cliff Pl Birmingham al	35209	Awenday 30 29429
Property Address	Signal Valley Road Chelsea, AL 35043	Total Purchase Price or Actual Value	\$225,000.00
		or Assessor's Market Value	··· ·-·
The purchase price or actual value claimed on this fone) (Recordation of documentary evidence is not be also below as a Bill of Sale XX			ng documentary evidence: (check
If the conveyance of this form is not re		ation contains all of the required in	formation referenced above, the filing
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 an conveyed.	d mailing address - provide the	name of the person or persons to	whom interest to property is being
Property address - the physical address of the property being conveyed, if available.			
Date of Sale - the	late on which interest to the pro	perty 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 the instrument offer assessor's current	red for record. This may be evi-	true value of the property, both readenced by an appraisal conducted	al and personal, being conveyed by I by a licensed appraiser of the
valuation, of the pre-	operty as determined by the loc	rmined, the current estimate of fair al official charged with the respons penalized pursuant to <u>Code of Ala</u>	market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1 (h).
I attest, to the best further understand Code of Alabama 1	that any false statements claim		mposition of the penalty indicated in
Date April 28, 2025	<u></u>	Print Jorge Rivas	Jorge Prias
Unattested	<u> </u>	Sign	
	(verified by) (Grantor/	Grantee/Owner/Agent) circle one