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

Send tax notice to: Brett Butler 2460 O'Neal Way Hoover, Alabama 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 Forty Nine Thousand Seven Hundred Fifty and 00/100 Dollars** (\$849,750.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Stephen R. Klein, an unmarried person

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

Brett Butler and Amy R. Butler

(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 42, according to the survey of Kirkman Preserve, Phase 3, as recorded in Map Book 44, Page 58 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

\$388,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

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.

Stephen R. Klein is the surviving grantee in that certain Warranty Deed recoded in Instrument #20230518000148320. The other grantee, Paula E. Klein, having died on or about March 31, 2024.

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 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 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 1st day of May, 2025.

Stephen R. Klein

_(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

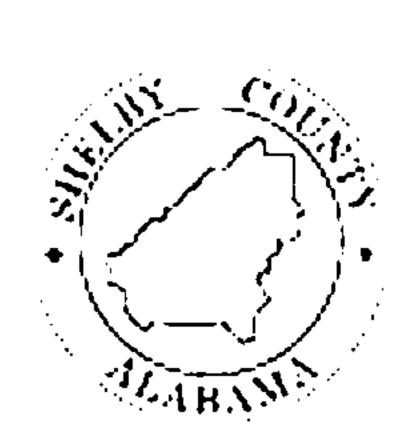
I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Stephen R. Klein,** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, **he** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of May, 2025.

Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2025

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accorda	ance with Code of Alabama 1975, Section 40-22-1
Grantor Name: Stephen R. Klein	Date of Sale: May 1st, 2025
Mailing Address: 2460 O'Neal Way	
Hoover, Alabama, 35242	Total Purchase Price: \$849,750.00
	Or
Property Address: 2460 O'Neal Way	Actual Value: \$
Hoover, Alabama, 35242	Or
	Assessor's Market Value: \$
Grantee Name: Brett Butler	· · · · · · · · · · · · · · · · · · ·
Grantee Name: Amy R. Butler	
Mailing Address: 3409 Country Brook lane	
Vestavia Hills, AL, 35243	
TOOLUTIU TIIIO, FLL, OOLTO	
evidence: (check one) (Recordation of docume Bill of Sale	ppraisal
Sales ContractO	ther
XX_Closing Statement	
If the conveyance document presented for recorabove, the filing of this form is not required.	rdation contains all of the required information referenced
	nstructions
Grantor's name and mailing address – provide the natheir current mailing address.	ame of the person or persons conveying interest to property and
Grantee's name and mailing address – provide the national conveyed.	ame of the person or persons to whom interest to property is
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.	
use valuation, of the property as determined by the lo	ined, the current estimate of fair market value, excluding current ocal official charged with the responsibility of valuing property for will be penalized pursuant to Code of Alabama 1975 Section 40-
further understand that any false statements claimed in Code of Alabama 1975 Section 40-22-1 (b)	he information contained in this document is true and accurate. I on this form may result in the imposition of the penalty indicated
Date: May 1st, 2025 Print:_	AMA JOSMANDE
Unattested Sign: _(verified by)	Grantor/Granteé/Owner/Agent) circle one
(··· 4)	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2025 10:45:17 AM
\$487.00 PAYGE

20250505000133070