Document Prepared By: Shannon R. Crull, P. C. 3009 Firefighter Lane Birmingham, Alabama 35209

Send Tax Notice To:

Joseph and Claire Bryan

3042 Highview Lane

Calera A-L 35040

GENERAL WARRANTY DEED With Right of Survivorship

State of Alabama County of Shelby

That in consideration of the sum of TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00) and other good and valuable consideration to the undersigned grantor, Barpala LLC, an Alabama Limited Liability Company (herein referred to as Grantor) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said Grantor does hereby these presents, grant, bargain, sell, and convey unto Joseph D. Bryan and Claire Karine Bryan, husband and wife (herein referred to as Grantees whether one or more, for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1007, according to the Final Survey of Waterford Highlands, Sector 4, Phase 2, as recorded in Map Book 36, Page 15 A & B in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$289,656.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 Grantor does for itself and for its successors and assigns covenant with the said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

25-1290 Page 1 of 2

IN WITNESS WHEREOF, the said Barpala LLC by its Director of Operations, who is authorized to execute this conveyance, has hereto set signature and seal on the date stated in the notary acknowledgement, the same to be effective as of the 8th day of May, 2025

Barpala LLC, an Alabama Limited Liability Company

Page 2 of 2

By: RTO L LLC, its Manager,

Robert F. Ashurst, its Director of Operations

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned Notary Public, in and for said County in said State, hereby certify that Robert F. Ashurst, whose name as Director of Operations of RTO I, LLC, the Manager of Barpala LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 8th day of May, 2025.

Notary Public

My Commission Expires:

6/22/2-5

25-1290



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 05/08/2025 02:20:19 PM **\$33.50 BRITTANI** 20250508000139740

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Real Estate Sales Validation Form

	This Document must be file	led in accordance with	h Code of Alabama 19	75, Section 40-22-1
Grantor's Name	Barpala LLC		Grantee's Name	Joseph D. Bryan and Claire Karine Bryan
Mailing Address	_790 Montclair Road, 215 _Birmingham, AL 35213		Mailing Address	_3042 Highview Lane
Property Address	3042 Highview Lane Calera, AL 35040		Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	\$
	ce or actual value claimed or n of documentary evidence i		erified in the followi	ing documentary evidence: (check
Bill of Sal Sales Con Closing St	tract	Appraisal Other:		
If the conveyance of this form is no		cordation contains a	ll of the required info	ormation referenced above, the filing
Grantee's name a conveyed. Property address	ddress. nd mailing address - provide	e the name of the pe	rson or persons to w	hom interest to property and their hom interest to property is being Date of Sale - the date on which
Total purchase protein the instrument of		or the purchase of the	he property, both rea	l and personal, being conveyed by
	fered for record. This may be			al and personal, being conveyed by by a licensed appraiser or the
valuation, of the p	property as determined by th	e local official char	ged with the respons	market value, excluding current use sibility of valuing property for le of Alabama 1975 § 40-22-1 (h).
further understand Code of Alabama	d that any false statements cl . 1975 § 40-22-1 (h).	laimed on this form	may result in the im	document is true and accurate. I position of the penalty indicated in
Date	3 - 2 <u>Print</u>	Joff V	000,5	
Unattested	(verified by)		Sign(Grantor/Granto	ee/ Owner/Agent) circle one