

Send Tax Notice to:
Donald Keith Capps and Chivonne J.
Capps
29 Buckhorn Valley Drive
Birmingham, AL 35242

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: HML-24-7858

TAX VALUE \$1,112,160.00

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

****THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OR OPINION OF TITLE.
PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS INSTRUMENT****

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN DOLLARS AND ZERO CENTS— (\$10.00)** and other good and valuable consideration, the amount which can be verified in Shelby County Citizens Access Portal, in hand paid to the undersigned

Donald Keith Capps and Chivonne J. Capps, a married couple (herein referred to as “Grantor,” whether one or more), whose mailing address is

29 Buckhorn Valley Drive, Birmingham, AL 35242

by **Donald Keith Capps and Chivonne J. Capps (herein referred to as “Grantee,” whether one or more),** whose mailing address is

29 Buckhorn Valley Drive, Birmingham, AL 35242

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **29 Buckhorn Valley Drive, Birmingham, AL 35242,** and more particularly described as:

Lot 8, according to the Map of Buckhorn Valley Estates, a Private Gated Subdivision, originally recorded in Map Book 53, Pages 67 A, B and C, as amended and corrected by Final Plat recorded in Map Book 53, Pages 87A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.
BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
2. MINING AND MINERAL RIGHTS EXCEPTED.
3. Reservation of water line as more particularly described in Deed Book 180, Page 267, in the Office of the Judge of Probate, Shelby County, Alabama
4. Ingress and Egress easement reserved in Book 186, Page 411 in the Office of the Judge of Probate, Shelby County, Alabama.
5. Sixty-foot easement conveyed to Kurtts Management, LLC as recorded in Instrument No. 20191113000420580, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Covenants, Conditions, Reservations, Easements, Architectural requirements and liens for assessments as set forth in the Declaration of Covenants, Conditions and Restrictions for Buckhorn Valley Estates as recorded in Instrument No. 20100125000040300, in the Office of the Judge of Probate, Shelby County, Alabama.
7. Certificate of Formation of Buckhorn Valley Estates Owners' Association, Inc., an Alabama non-profit corporations and Bylaws thereof, as recorded in the Office of the Secretary of State of Alabama.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with Right of Survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12th day of May, 2025

Donald Keith Capps
Donald Keith Capps

Chivonne J. Capps
Chivonne J. Capps

STATE OF ALABAMA
COUNTY OF JEFFERSON

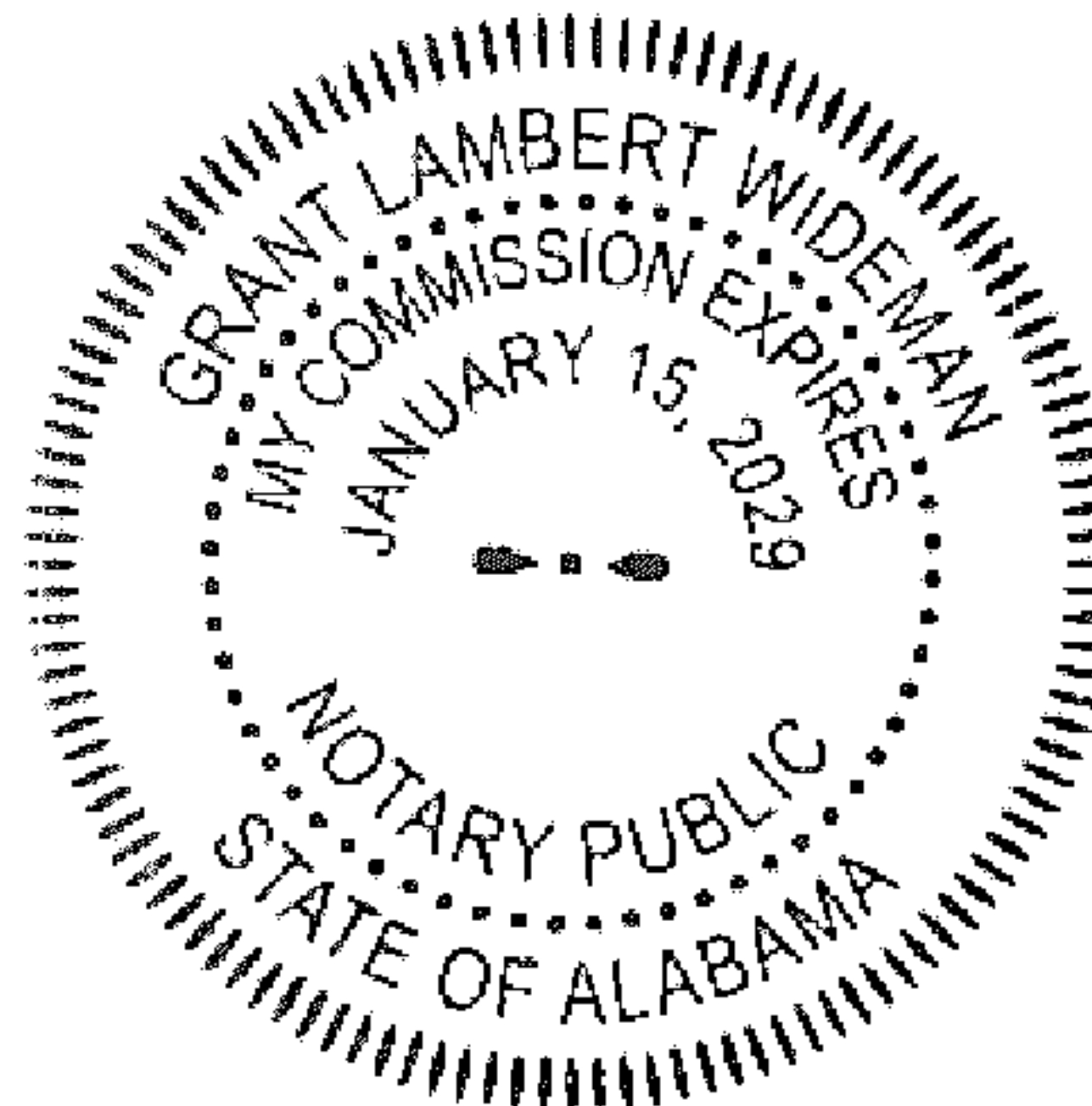
I, the undersigned Notary Public in and for said County and State, hereby certify that Donald Keith Capps and Chivonne J. Capps whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of May, 2025.

Grant Lambert Wideman

Notary Public

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2025 03:17:14 PM
\$1140.50 BRITTANI
20250514000147430

Alvin S. Beal