Prepared by:
JUL ANN McLEOD, Esq.
McLeod & Associates, LLC
1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Jason Reeves and Jessica Jett 1404 Stoneykirk Road Pelham, AL 35124

STATE OF ALABAMA)	
) JOINT WITH RIGHT OF	SURVIVORSHIP
COUNTY OF SHELBY) WARRANTY DEED	

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$538,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, TIFFANY DRIVER nka TIFFANY FAUST and RYAN FAUST, wife and husband (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, JASON REEVES and JESSICA JETT (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 450, according to the Survey of Stoneykirk at Ballantrae, Phase Two, as recorded in Map Book 32, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$528,255.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

Tiffany Driver and Tiffany Faust are one and the same person.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 14th day of May, 2025.

TIFFANY FAUST

RYAN FAUST

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that TIFFANY-FAUST and RYAN FAUST, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14th day of May, 2025.

NOTARY PUBLIC

My commission expires:

MALCOLM STEWART MCLEOD

WOTARY PUBLIC

ALABAMA STATE AT LARGE

COMM. EXP. 08/15/26

Real Estate Sales Validation Form

	This Document must be filed in accord	ance with Code of Alabama 1975, Section 40-22-1
Grantor's Name	TIFFANY FAUST and RYAN FAUST	JASON REEVES and JESSICA Grantee's NameJETT
Mailing Address	1404 STONEYKIRK ROAD	Mailing Address1404 STONEYKIRK ROAD
	PELHAM, AL 35124	PELHAM, AL 35124
Property Address		Date of Sale May 14, 2025
	PELHAM, AL 35124	_
		Total Purchase Price \$538,000.00 or
		Actual Value \$
		or Assessor's Market Value <u>\$</u>
-	e or actual value claimed on this form of documentary evidence is not requir	can be verified in the following documentary evidence: (check ed)
Bill of Sale		Appraisal
Sales Contra		Other
X_Closing State	ement	
If the conveyance of this form is not	•	ontains all of the required information referenced above, the filing
	ln	structions
Grantor's name ar current mailing add	-	of the person or persons conveying interest to property and their
Grantee's name at conveyed.	nd mailing address - provide the name	of the person or persons to whom interest to property is being
	the physical address of the property berty was conveyed.	eing conveyed, if available. Date of Sale - the date on which
Total purchase pri the instrument offe	_	ase of the property, both real and personal, being conveyed by
	for record. This may be evidenced by	lue of the property, both real and personal, being conveyed by the an appraisal conducted by a licensed appraiser or the assessor's
valuation, of the pr	roperty as determined by the local offic	, the current estimate of fair market value, excluding current use ial charged with the responsibility of valuing property for property zed pursuant to Code of Alabama 1975 § 40-22-1(h).
further understand	,	nformation contained in this document is true and accurate. I this form may result in the imposition of the penalty indicated in
Date May 14, 20	25	Print Malcolm S. McLeod
llnattootod		Sind
Unattested	(verified by)	Sign (Grantor/Grantee/Owner Agent) circle one
File 250300	Clerk Shelby Cour	lic Records bate, Shelby County Alabama, County ty, AL Form RT-1
	$\sim \sim 1/2$ 05/15/2025 (2:31:09 PM Alabama 08/2012 LSS

\$30.00 KELSEY

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