

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Raymond Capital, LLC
4226 Marden Way
Vestavia, Alabama 35242

SEND TAX NOTICE TO:
Richard Childress
102 Griffin Drive
Helena, AL. 35080

WARRANTY DEED
Joint Tenants With Right of Survivorship

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Twenty-One Thousand Five Hundred and 00/100 Dollars (\$421,500.00) and other good and valuable consideration paid in hand by the GRANTEES herein to the undersigned GRANTORS, the receipt whereof is acknowledged,

Ryan Brosi and Karli Martin, Husband and Wife (herein referred to as GRANTOR, whether one or more) do, grant, bargain, sell and convey unto

Lameka Lasha Hunter and Richard Childress (herein referred to as GRANTEE, whether one or more), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Sunnybrook, First Sector, as recorded in Map Book 7, Page 1, in the Probate Office of Shelby County, Alabama.

AND

A part of Lot 14, according to the Map and Survey of Royal Pines, Phase One, as recorded in Map Book 11, Page 51, in the Probate Office of Shelby County, Alabama, described as follows:

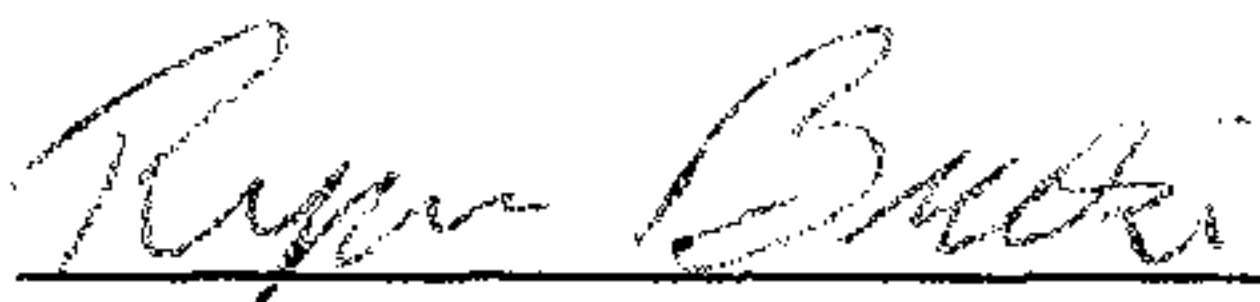
Commence at the Northeast corner of Lot 14, Royal Pines, Phase One, as recorded in Map Book 11, Page 51, Shelby County, Alabama and run South 69°33'42" West 186.90 feet along the Northerly line of said Lot 14 to the Northwestern corner of said Lot 14 to Point of Beginning; thence South 01°48'36" West 29.45 feet along the Westerly line of said Lot 14; thence left 90°00' and run Southeast 20.60 feet; thence left 90°00' and run Northerly for 10.00 feet; thence left 46°55'54" and run Northwesternly 28.48 feet to the Point of Beginning.

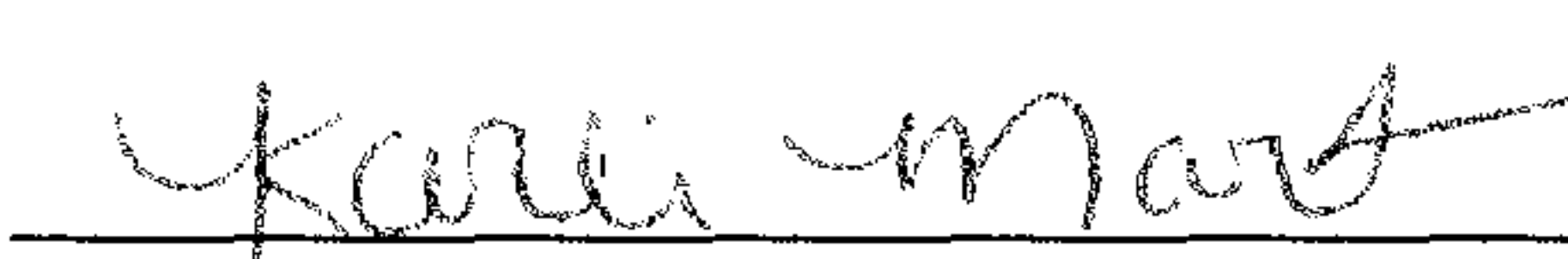
Mineral and mining rights excepted. Subject to current mortgages, taxes, easements, covenants, conditions and restrictions of record.
\$417,000.00 of the consideration was paid from a mortgage loan. The purchase of the herein described real property is bein financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have set our hands and seals, this the 23rd day of May 2025.

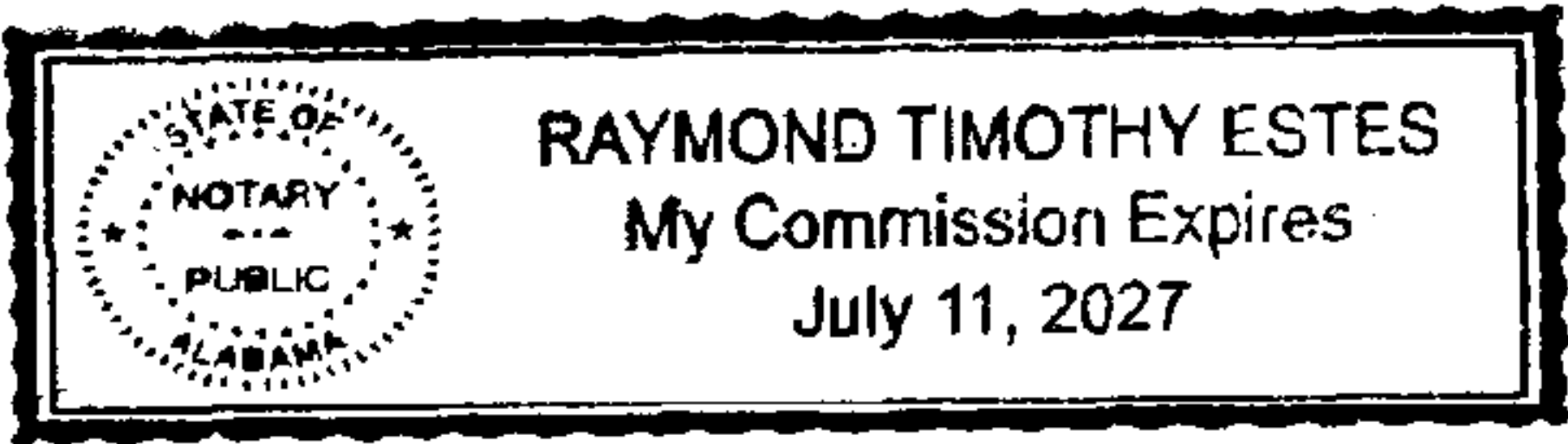

RYAN BROSI


KARLI MARTIN

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ryan Brosi and Karli Martin 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of May 2025.




R. TIMOTHY ESTES - Notary Public
My Commission Expires: July 11, 2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2025 01:48:50 PM
\$29.50 PAYGE
20250527000161160

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name: Ryan Brosi and
Karli Martin

Grantee's Name: Lameka Lasha Hunter and
Richard Childress

Mailing Address: 521 Saddlewood Bend
Columbiana, AL. 35051

Mailing Address: 102 Griffin Drive
Helena, AL. 35080

Property Address: 102 Griffin Drive
Helena, AL. 35080

Date of Sale: May 23, 2025

Total Purchase Price: \$421,500.00

OR Actual Value: \$ _____

OR ½ Assessor's Value: \$ _____

The Purchase Price or Actual Value claimed on this form can be verified in the following
documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale ☒ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other _____

If the conveyance document presented for recordation contains all of the required information
referenced above, the filing of this form is not required.

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 and mailing address - provide the name of the person or persons to whom interest to property is being
conveyed.

Property Address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property is 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.

If no proof is provided an the value must be determined, the current estimate of fair market value, excluding current use
valuation, of the property as determined by the local official charged with the responsibility of valuing property for
property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is
true and accurate. I further understand that any false statements claimed on this form may result in
the imposition of the penalty indicated in Code of Alabama 1975

Date: 5/23/25

Print Name: Ryan Brosi

Signature: *Ryan Brosi*

☒ Grantor ☐ Grantee ☐ Owner ☐ Agent

☐ Unattested _____
(Verified by)