

GRANTEE'S ADDRESS/4  
2045 Narrows Point Cove  
Birmingham, AL 35242

**WARRANTY DEED**

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 3<sup>rd</sup> day of June, 2025, in consideration of THREE HUNDRED THIRTY-SIX THOUSAND AND NO/100 DOLLARS (\$336,000.00) and other good and valuable consideration, the undersigned, **RALPH E. HAM and wife, MELISSA R. HAM**, whose address is 316 Woodbury Drive, Sterrett, Alabama, 35147, herein referred to as Grantors, do hereby grant, bargain, sell and convey unto **ROSS EVERETT HAM and DASHA GRACE HAM**, whose address is 2045 Narrows Point Cove, Birmingham, Alabama, 35242, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Property street address: 2045 Narrows Point Cove, Birmingham, AL, 35242

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 forever, together with every contingent remainder and right of reversion.

And the Grantors do hereby covenant with and represent unto the Grantees that they are seized in fee simple of the lands above described; that the same is free of encumbrances and they will forever warrant and defend the title to the same and the possession thereof unto the said

Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals on the day and year first above written.

*Ralph E Ham* (SEAL)

RALPH E. HAM

*Melissa R Ham* (SEAL)

MELISSA R. HAM

STATE OF ALABAMA,

TALLADEGA COUNTY.

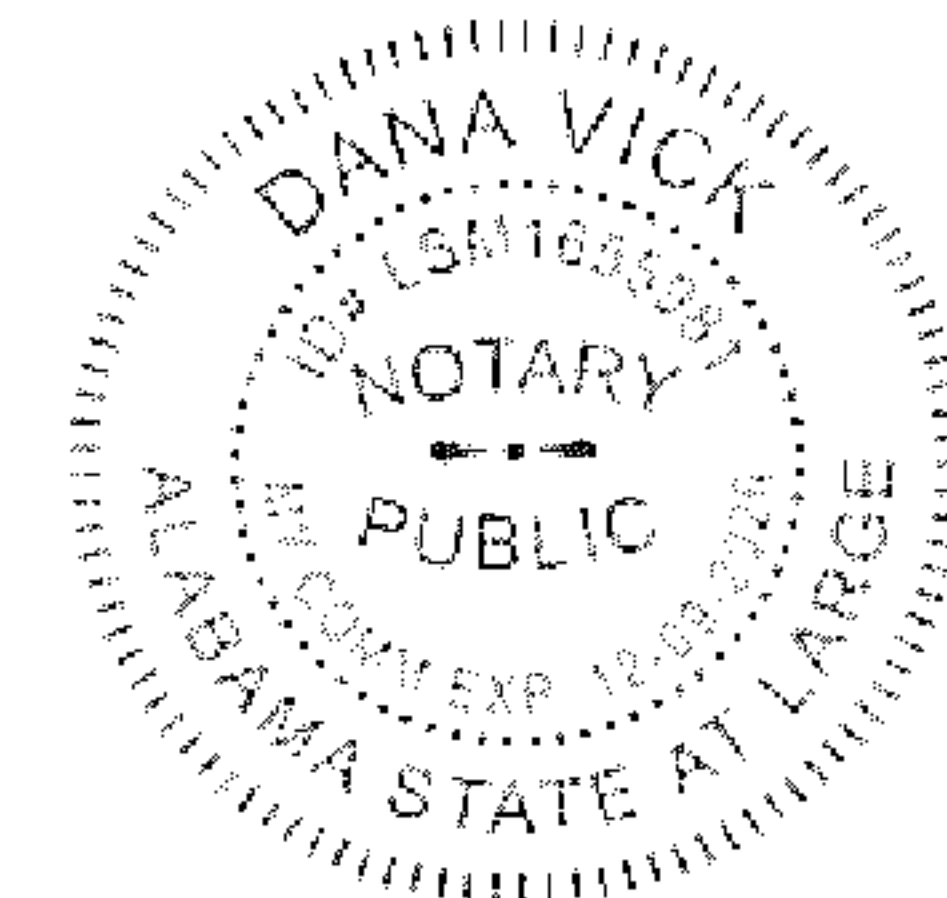
I, the undersigned authority, a Notary Public for said County and State, hereby certify that RALPH E. HAM and wife, MELISSA R. HAM, whose names are acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 3<sup>rd</sup> day of June, 2025.

*Dana Vick*

NOTARY PUBLIC

My Commission Expires: 12/9/2026



This instrument prepared by:

J. Van Wilkins  
Attorney at Law  
103 East Second Street  
Sylacauga, Alabama 35150  
(256) 245-4200

**Grantors: Ralph E. Ham and Melissa R. Ham**  
**Grantees: Ross Everett Ham and Dasha Grace Ham**

**Exhibit "A"**

Lot 80, according to the Final Plat of Narrow Point - Phase 4, as recorded in Map Book 31, Page 105, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, together with the non-exclusive easement to the Common Area as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions recorded as Instrument Number 2000-9755 in the Probate Office of Shelby County, Alabama,

Real Estate Sales Validation Form

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

Grantor's Name Ralph E. Ham & Melissa R. Ham
Mailing Address 316 Woodbury Drive
Sterrett, AL 35147

Grantee's Name Ross Everett Ham & Dasha Grace Ham
Mailing Address 2045 Narrows Point Cove
Birmingham, AL 35242

Property Address 2045 Narrows Point Cove
Birmingham, AL 35242

Date of Sale 6-3-2025

Total Purchase Price \$ 336,000.00

or
Actual Value \$

or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
X 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 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.

If no proof is provided and 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 1975 § 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 § 40-22-1 (h).

Date 6-3-3025

Print J. Van Wilkins

Unattested

[Signature]
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/04/2025 08:41:51 AM
\$65.00 KELSEY
20250604000169980

Alisa S. Boyd