This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To: Denise M. Jeffries, Robert L. Jeffries, Michael Jeffries, and Amy Jeffries 686 Highway 277 Helena, AL35080

WARRANTY DEED - Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$650,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Adam W. Burgess and Meghan R. Burgess, a married couple

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Denise M. Jeffries and Robert L. Jeffries and Michael Jeffries and Amy Jeffries

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 316, according to the Survey of Creekwater Phase IIIA, Phase 2, as recorded in Map Book 50, page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$500,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD 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, I have hereunto set my hand and seal this 6th day of June, 2025.

Adam W. Burgess

Meghan R. Burgess

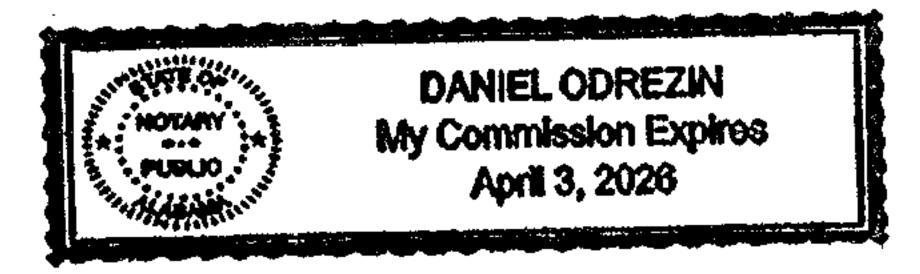
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Adam W. Burgess and Meghan R. Burgess, 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 6th day of June, 2025.

Notary Kablic

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	706 Rosebury Rd, Helena, A	L 35080	Michael Jeffries, and Amy Jeffries
Property Address	686 Highway 277	Mailing Address	686 Highway 277 Helena, AL 35080
	Helena, AL 35080	Date of Sale Total Purchase P Or Actual Value Or Assessor's Market	June 6, 2025 rice \$\$650,000.00 \$
• •	rice or actual value claimed of ecordation of documentary ev		the following documentary evidence:
Bill of S Sales Co		Appraisal Other:	
X_Closing S	tatement		
•	ce document presented for restorm is not required.	cordation contains all of the r	equired information referenced above,
		Instructions	
Grantor's name and mailing address.	d mailing address - provide the nar	ne of the person or persons conveying	ng interest to property and their current
Grantee's name an	d mailing address - provide the nar	ne of the person or persons to whon	n interest to property is being conveyed.
Property address - property was conv		y being conveyed, if available. Date	e of Sale - the date on which interest to the
Total purchase pricoffered for record.		archase of the property, both real an	d personal, being conveyed by the instrument
		 	nd personal, being conveyed by the ensed appraiser or the assessor's current
the property as det	ermined by the local official charg	•	rket value, excluding current use valuation, of groperty for property tax purposes will be
I attest, to the best understand that an 1975 § 40-22-1 (h)	y false statements claimed on this:	ne information contained in this doc form may result in the imposition of	ument is true and accurate. I further the penalty indicated in Code of Alabama
Date June 6, 2025	Print 2	auiel Odverin	
Unattested		Sign	
	(verified by)	(Grantor/C	Graptee/Owner/Agent) circle one
	Filed and Record Official Public R Judge of Probate Clerk Shelby County, A 06/09/2025 08:05	ecords , Shelby County Alabama, Cou L	nty Form RT-1

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\$680.00 JOANN

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