

This Instrument was Prepared by:

Send Tax Notice To: Peter Lothes
Kristine Lothes

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-25-30566

10 Augusta Way
Shoal Creek, AL 35242

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Million Two Hundred Sixty Five Thousand Dollars and No Cents (\$1,265,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Angela M. Grey and Michael Justin Grey, wife and husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Peter Lothes and Kristine Lothes, joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lot 41, according to the Map and Survey of Lacoosa Estates, as recorded in Map Book 5, Page 35, in the Probate Office of Shelby County, Alabama.

ALSO the following described property: Any and all of the property that lies North of the following redescrbed North line of South River Drive within the arc of an existing cul-de-sac that forms part of boundary (lot) lines of Lots 41, 42, 43 and 44, Lacoosa Estates Subdivision, as recorded in Map book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama, said new redescription being as follows:

Commence at the Southwesterly corner of Lot 41, Lacoosa Estates, as recorded in Map Book 5, Page 35, in the Office of the Judge of Probate of Shelby County, Alabama, and run thence southeasterly along the North line South River Drive a distance of 83.12 feet to the P.C. of a curve to the left having a central angle of 47 degrees 52 minutes 42 seconds, a radius of 84.42 feet, a tangent of 37.48 feet, a chord of 68.51 feet and an arc distance of 70.54 feet; thence continue along the arc of said curve and arc distance of 70.54 feet to the P.T. of said curve and the end of redescrbed North line of South River Drive.

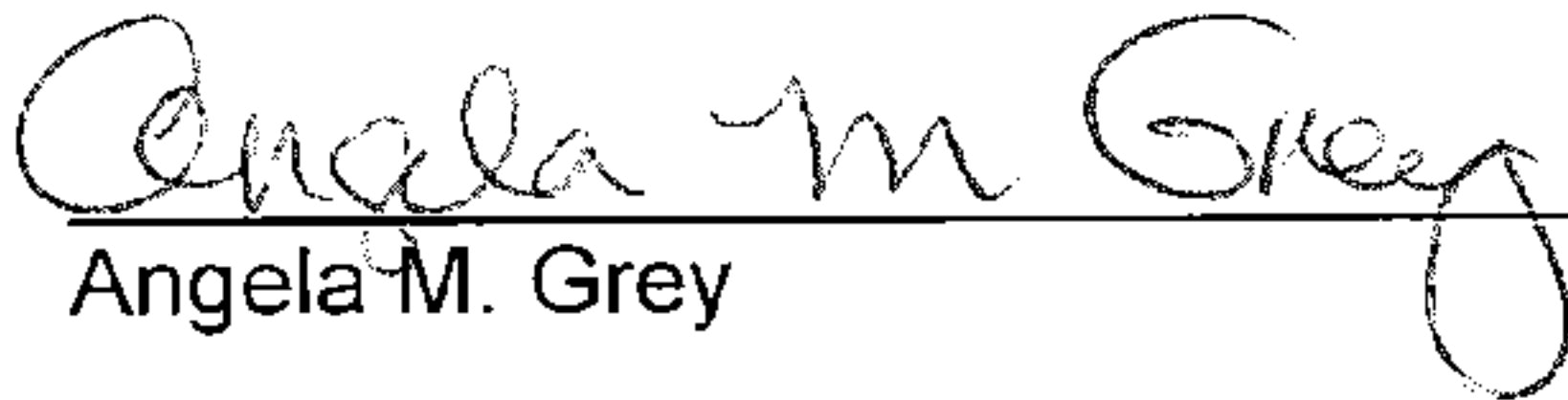
Property may be subject to all 2025 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

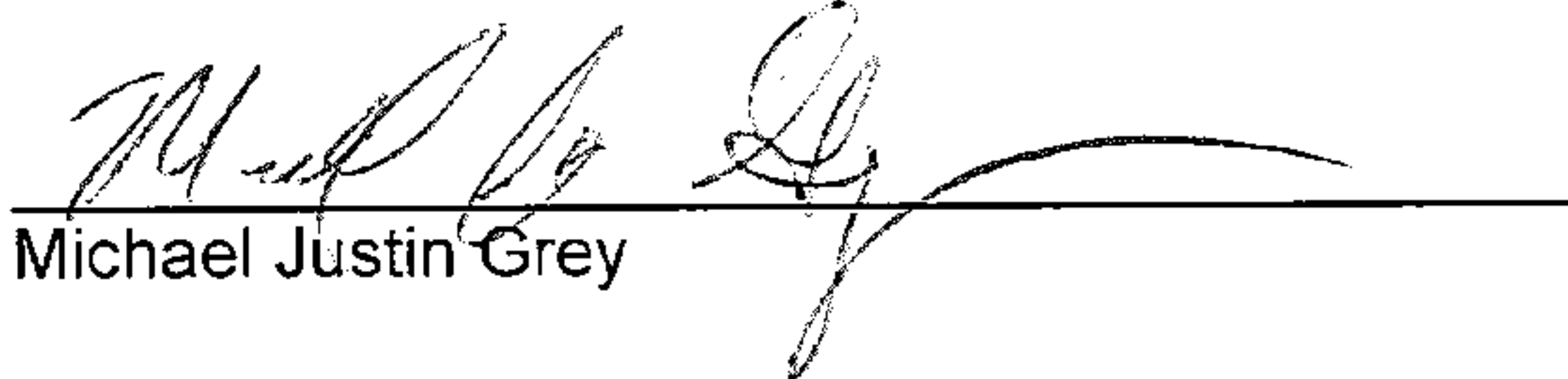
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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 forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of June, 2025.


Angela M. Grey

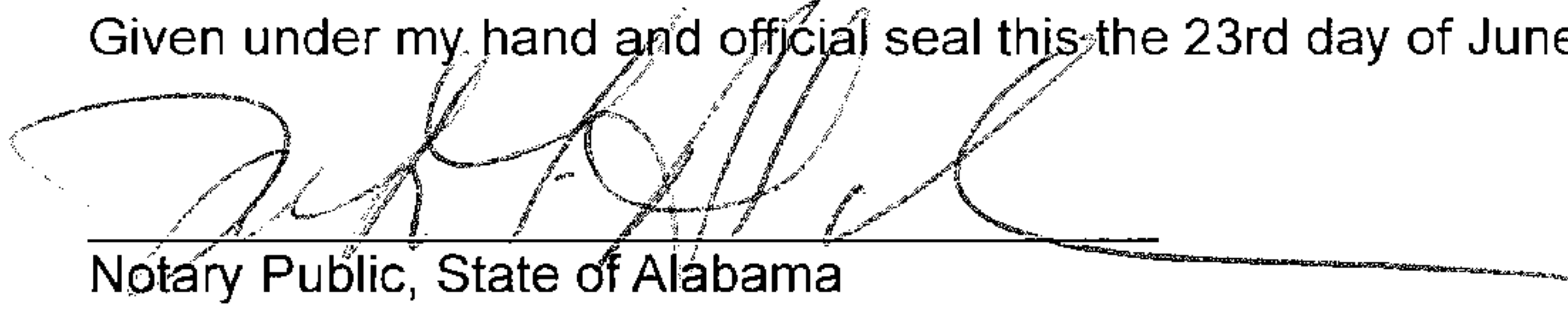

Michael Justin Grey

State of Alabama

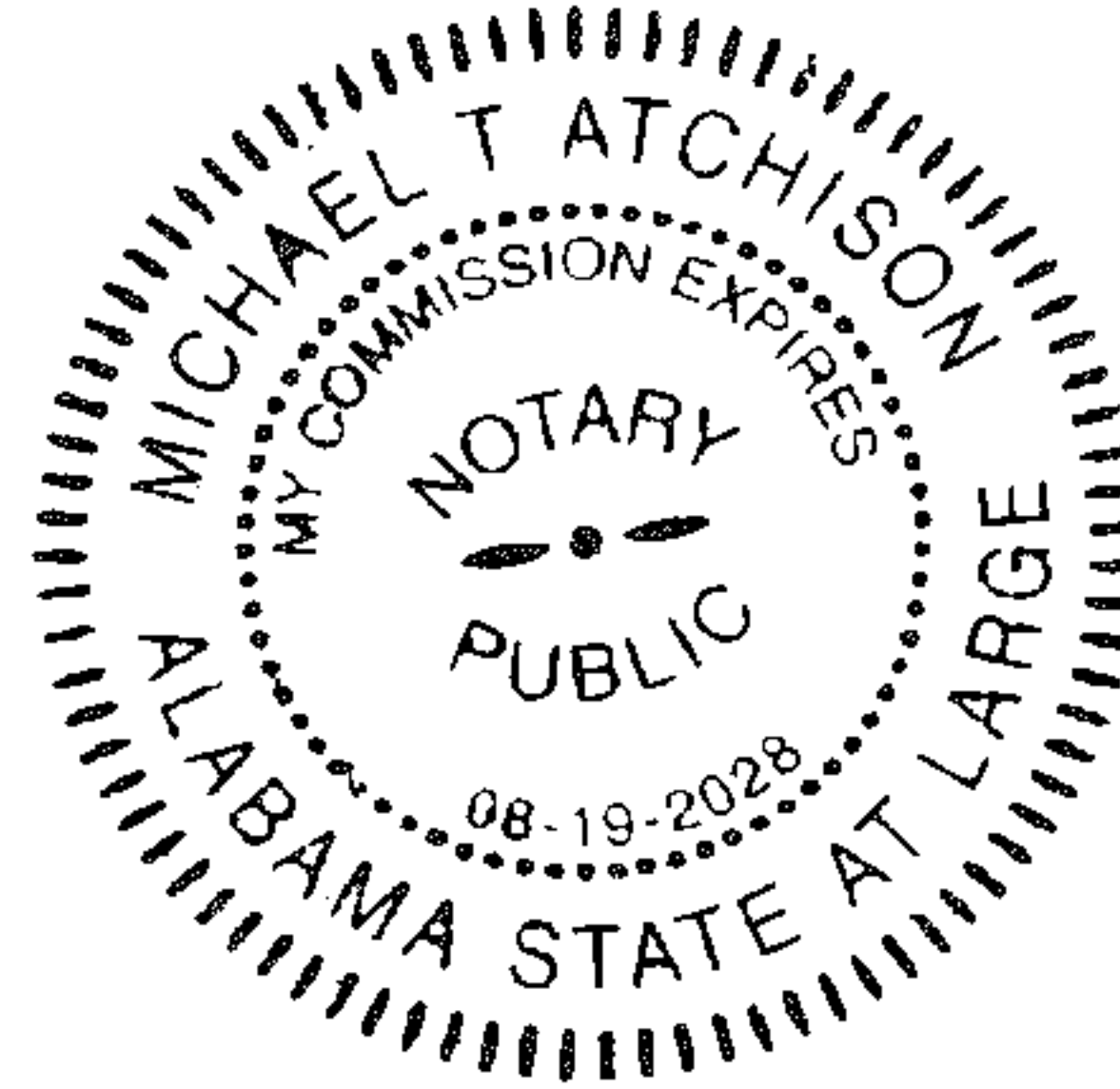
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Angela M. Grey and Michael Justin Grey, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of June, 2025.


Notary Public, State of Alabama

My Commission Expires: 8-19-28





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2025 02:30:48 PM
\$1293.00 KELSEY
20250623000190600

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Angela M. Grey Michael Justin Grey	Grantee's Name	Peter Lothes Kristine Lothes
Mailing Address	<u>120 Rushton Ln</u> <u>Calera AL 35040</u>	Mailing Address	<u>10 Augusta Way</u> <u>Shoals Creek Rd</u> <u>35242</u>
Property Address	<u>101 Panarama Pt.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>June 23, 2025</u>
		Total Purchase Price	<u>\$1,265,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 of 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 June 19, 2025

Print Angela M. Grey

Unattested

(verified by)

Sign *Angela M. Grey*

(Grantor/Grantee/Owner/Agent) circle one