

This Instrument Prepared By:

\$ 680,000.00 (Purchase Price)



HARPOLE LAW, LLC

Ann Harpole, Esq.

82 Plantation Point, PMB #206
Fairhope, Alabama 36532
Telephone (251)928-5856

STATE OF ALABAMA

SHELBY COUNTY

§
§
§

WARRANTY DEED

2580032

KNOW ALL MEN BY THESE PRESENTS: That in consideration of SIX HUNDRED EIGHTY THOUSAND DOLLARS AND NO/100 (\$ 680,000.00), good and valuable consideration, in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, we, **STEVEN BREAZEALE and ERICA BREAZEALE, husband and wife**, (hereinafter referred to as **GRANTORS**), do hereby, subject to the matters, limitations, and exceptions hereinafter described, GRANT, BARGAIN, SELL, AND CONVEY unto **JOHN EDWARDS BRYAN, III AND LISA LOWRY BRYAN, FOR AND DURIN**(hereinafter referred to as **GRANTEE/S**), the following real property located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A"

Together with all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging or in anywise appertaining thereto.

TO HAVE AND TO HOLD the same unto said GRANTEE/S as set out hereinabove, its/their heirs, successors and assigns, forever.

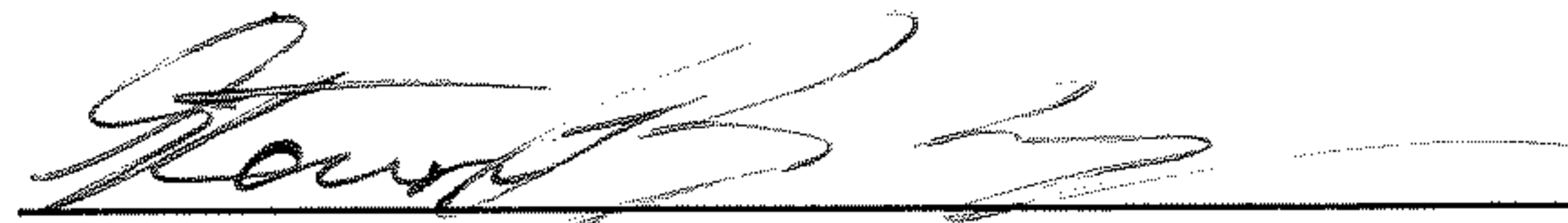
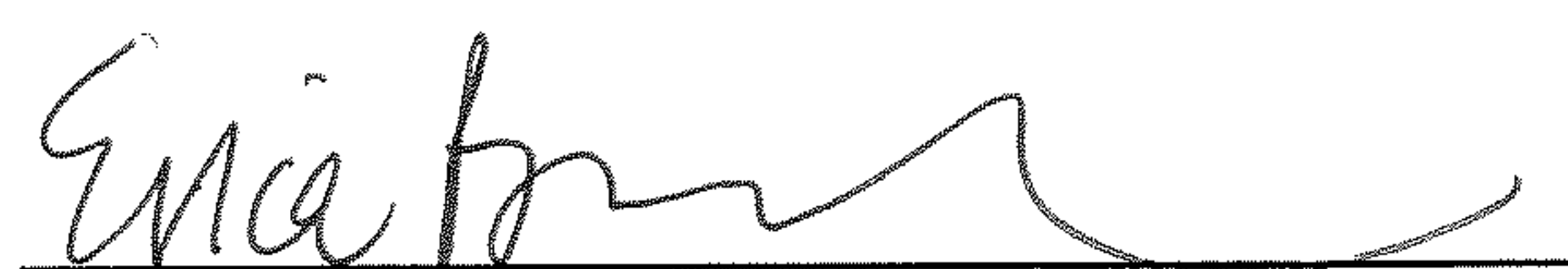
THE CONVEYANCE OF SAID PROPERTY BY GRANTORS TO GRANTEE/S IS MADE SUBJECT TO:

1. Taxes for current and subsequent years.
2. Subject to easements, restrictions, covenants, agreements, and mineral exceptions, if any, of record.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Building setback lines, easements and other matters set forth on recorded plat of said subdivision.
5. Restrictive covenants contained in instrument(s) recorded in Instrument No. 20020114000023811.
6. Easement granted Alabama Power Company by instrument recorded in Volume 220, Page 67, Volume 217, Page 750 and Instrument No. 20040204000057770.

7. Terms, conditions, obligations, rules, regulations and by-laws of Caldwell Crossings Owners' Association, Inc. as evidenced by the Articles of Incorporation recorded in Instrument No. 20020114000023801.
8. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the property described herein, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. No representation is made herein as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. It is the intent of the Grantor to convey any such interest which they might own to the Grantee/s herein.

And we do for ourselves and for our heirs, executors, and administrators, warrant and covenant with the said GRANTEE/S, as well as with its/their heirs, successors and assigns, that we are lawfully seized of an indefeasible estate in fee simple of said premises; that we are in quiet and peaceable possession thereof; that they are free from all encumbrances, except the matters to which this conveyance has been specifically made subject; that we have a good right to sell and convey the same as aforesaid; and that we will, and our heirs, executors, and administrators SHALL WARRANT AND DEFEND THE SAME TO THE SAID GRANTEE/S, AND TO ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, FOREVER, against the lawful claims of all persons.

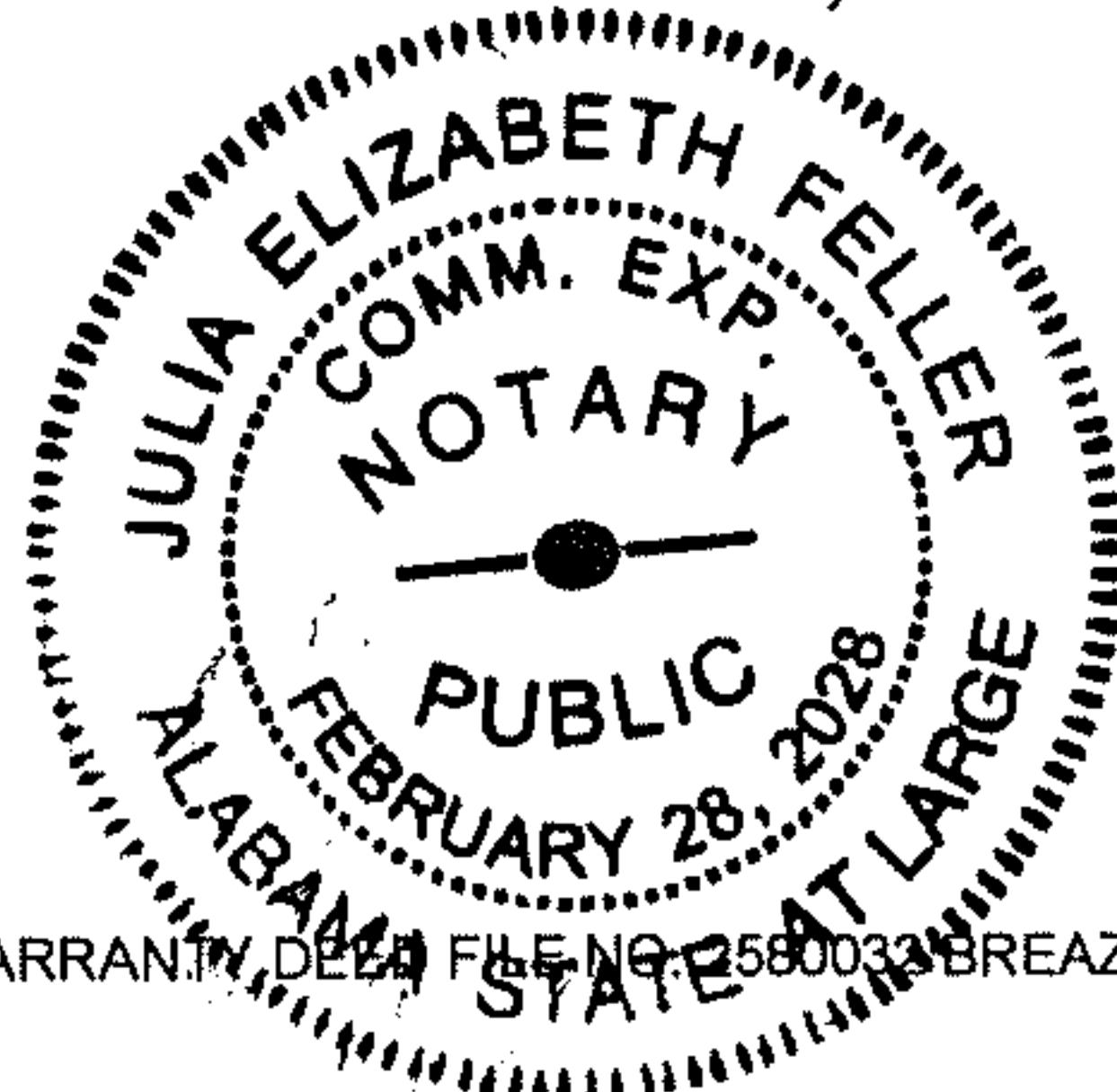
IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals this 11th day of April, 2025.



STEVEN BREAZEALE

ERICA BREAZEALE

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **STEVEN BREAZEALE, husband of Erica Breazeale**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2025.
(AFFIX NOTARIAL SEAL)



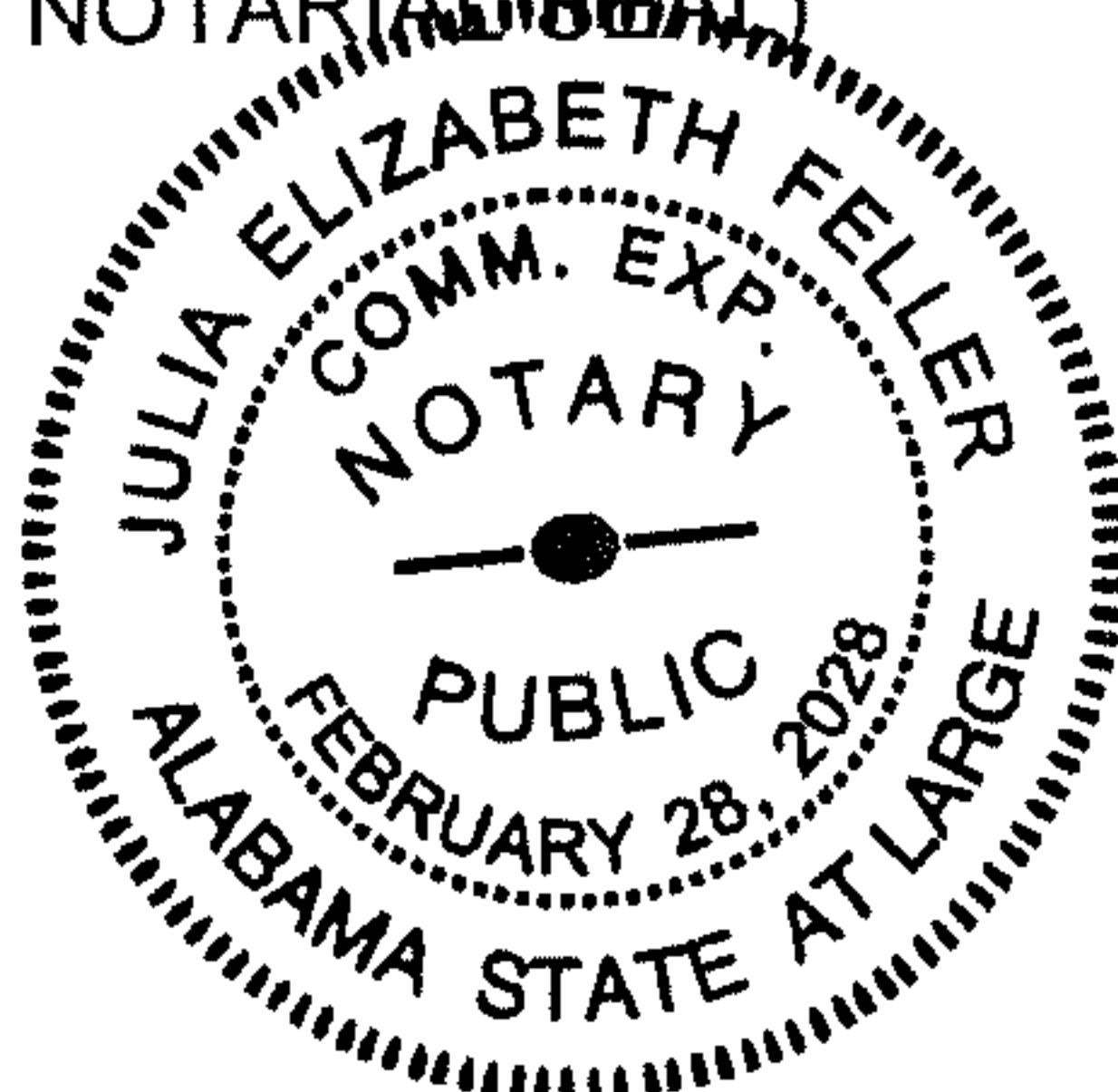

NOTARY PUBLIC
My Commission Expires: 02/29/2028

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned Notary Public, in and for said State, hereby certify that, **ERICA BREAZEALE, wife of Steven Breazeale**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of April, 2025.

(AFFIX NOTARIAL SEAL)



[Signature]
NOTARY PUBLIC
My Commission Expires: 2/29/2028

PROPERTY ADDRESS:
5137 Crossings Parkway
Hoover, AL 35242

GRANTEE'S ADDRESS:

GRANTOR'S ADDRESS:

THIS DEED SHALL BE MADE EFFECTIVE AS OF: _____

NOTE: The scrivener of this instrument has not reviewed the probate records and does not give an opinion as to the status of the title to the Property. The scrivener and Harpole Law, LLC represent neither the Grantor(s) or Grantee(s). Independent counsel should be consulted for legal advice, if desired by either party.

EXHIBIT A

LOT 492, ACCORDING TO THE MAP AND SURVEY OF CALDWELL CROSSINGS SECTOR 4 - PHASE ONE, AS RECORDED IN MAP BOOK 36, PAGE 28, IN THE OFFICE OF THE JUDGE OF PROBATE 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 Steven Breazeale
Erica Breazeale
 Mailing Address 6 Penn Center West, 2nd
Floor
Birmingham, AL 35242

Grantee's Name John Edwards Bryan, III
Lisa Lowry Bryan
 Mailing Address 5137 Crossings Parkway
Hoover, AL 35242

Property Address 5137 Crossings Parkway
Hoover, AL 35242

Date of Sale 10th day of June, 2025
 Total Purchase Price \$680,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
Shelby County, AL
06/24/2025 08:00:40 AM
\$714.00 BRITTANI
20250624000190770

Actual Value \$
 or
 Assessor's Market Value \$



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

Bill of Sale Appraisal
☒ Sales Contract Other
☒ 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 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 5-11-2025

Print John Edwards Bryan III

Unattested (verified by)

Sign

Signed by:

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