

This instrument prepared by:  
Michael Galloway, Esq.  
3500 Blue Lake Drive, Suite 320  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Jessica Ciza and Nicholas Ciza  
17956 Highway 55  
Sterrett, AL 35147

**WARRANTY DEED**  
Joint With Right Of Survivorship

STATE OF ALABAMA            )  
                                          )  
SHELBY COUNTY                )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Two Hundred Twenty-Seven Thousand And No/100 Dollars (\$227,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Blake Adam Fortenberry, an unmarried person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jessica Ciza and Nicholas Ciza (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, THAT PART THAT LIES WEST OF THE PUMPKIN SWAMP DIRT ROAD, ALSO THAT PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 19, TOWNSHIP 18 RANGE 2 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID 1/4 - 1/4 SECTION A DISTANCE OF 134.85 FEET TO AN IRON PIN IN THE CENTER OF A CREEK; THENCE TURN A LEFT INTERIOR ANGLE OF 119 DEGREES 44 MINUTES 43 SECONDS AND RUN NORTHWESTERLY ALONG SAID CREEK A DISTANCE OF 117.96 FEET TO AN IRON PIPE; THENCE TURN A LEFT INTERIOR ANGLE OF 138 DEGREES 59 MINUTES 37 SECONDS AND RUN NORTHERLY ALONG SAID CREEK A DISTANCE OF 219.35 FEET TO AN ALUMINUM PIPE; THENCE TURN A LEFT INTERIOR ANGLE OF 184 DEGREES 25 MINUTES 08 SECONDS AND RUN NORTHERLY ALONG SAID CREEK A DISTANCE OF 134.53 FEET TO AN ALUMINUM PIPE; THENCE TURN A LEFT INTERIOR ANGLE OF 190 DEGREES 48 MINUTES 29 SECONDS AND RUN NORTHERLY A DISTANCE OF 162.90 FEET TO AN ALUMINUM PIPE; THENCE TURN A LEFT INTERIOR ANGLE OF 203 DEGREES 48 MINUTES 02 SECONDS AND RUN NORTHERLY ALONG SAID CREEK A DISTANCE OF 71.29 FEET. TO AN ALUMINUM PIPE; THENCE TURN A LEFT INTERIOR ANGLE OF 197 DEGREES 52 MINUTES 16 SECONDS AND RUN NORTHWESTERLY ALONG SAID CREEK A DISTANCE OF 85.43 FEET, TO AN ALUMINUM PIPE; THENCE TURN A LEFT INTERIOR ANGLE OF 147 DEGREES 23 MINUTES 59 SECONDS AND RUN NORTHWESTERLY ALONG SAID CREEK A DISTANCE OF 60.40 FEET TO AN IRON PIN; THENCE TURN A LEFT INTERIOR ANGLE OF 186 DEGREES 33 MINUTES 34 SECONDS AND RUN NORTHWESTERLY ALONG SAID CREEK A DISTANCE OF 53.81 FEET TO AN IRON PIPE ON THE R. MOODY LINE; THENCE TURN A LEFT INTERIOR ANGLE OF 103 DEGREES 22 MINUTES 58 SECONDS AND RUN NORTHWESTERLY ALONG SAID R. MOODY LINE A DISTANCE OF 62.11 FEET TO AN AXLE; THENCE TURN A LEFT INTERIOR ANGLE OF 266 DEGREES 08 MINUTES 11 SECONDS AND RUN NORTHWESTERLY A DISTANCE OF 473.67 FEET TO AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 55; THENCE TURN A LEFT INTERIOR ANGLE OF 62 DEGREES 10 MINUTES 52 SECONDS AND RUN EASTERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 345.27 FEET TO AN IRON PIN; THENCE TURN A LEFT INTERIOR ANGLE OF 93 DEGREES 04 MINUTES 17 SECONDS AND RUN SOUTHERLY A DISTANCE OF 420.00 FEET TO AN IRON PIN; THENCE TURN A LEFT INTERIOR ANGLE OF 225 DEGREES 00 MINUTES 00 SECONDS AND RUN SOUTHEASTERLY A DISTANCE OF 170.00 FEET TO AN IRON PIN; THENCE TURN A LEFT INTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS AND RUN SOUTHERLY A

Poor Quality

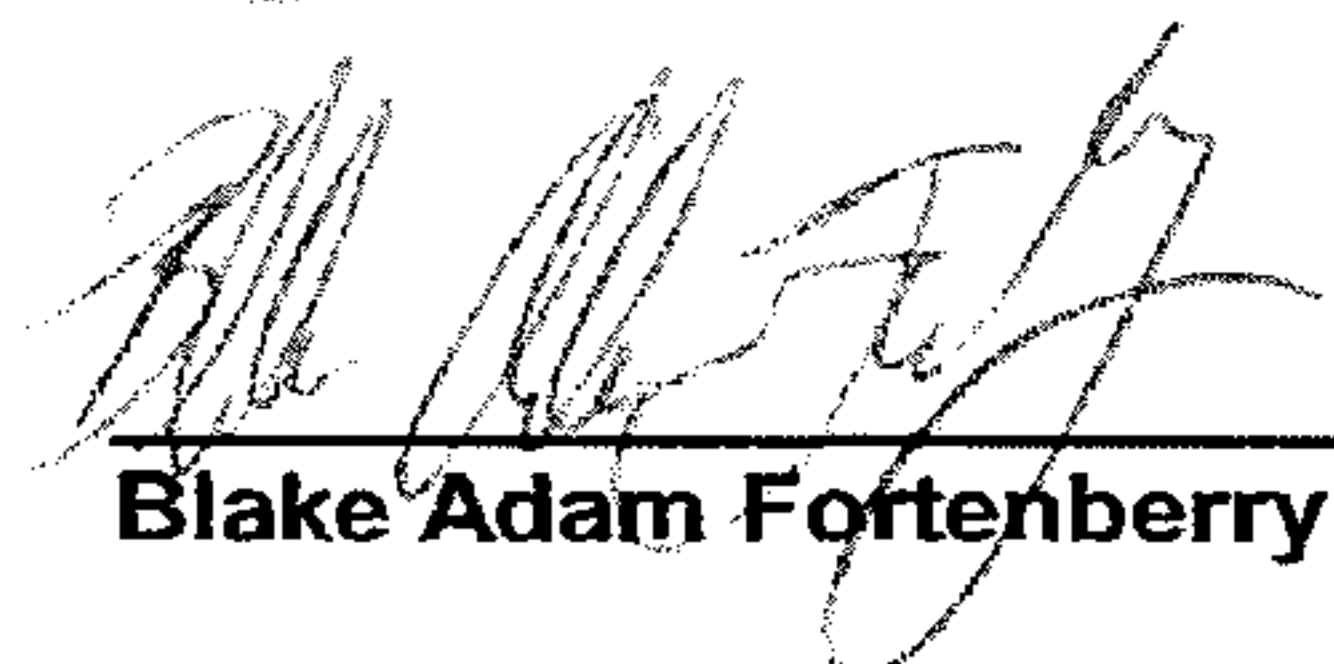
DISTANCE OF 165.00 FEET TO AN IRON PIN; THENCE TURN A LEFT INTERIOR ANGLE OF 135 DEGREES 00 MINUTES 00 SECONDS AND RUN SOUTHWESTERLY A DISTANCE OF 170.00 FEET TO AN IRON PIN; THENCE TURN A LEFT INTERIOR ANGLE OF 225 DEGREES 00 MINUTES 00 SECONDS AND RUN SOUTHERLY A DISTANCE OF 481.65 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on this 30<sup>th</sup> day of June, 2025.

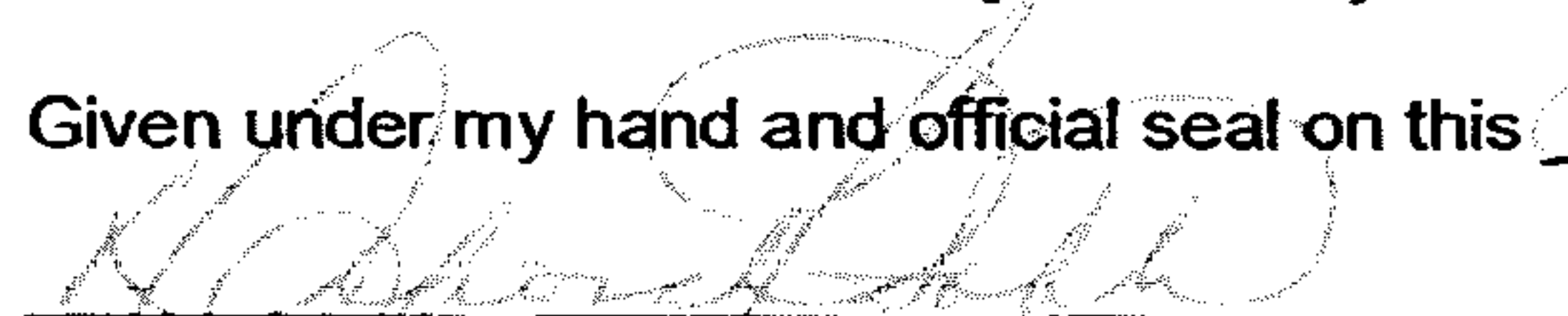
  
 Blake Adam Fortenberry

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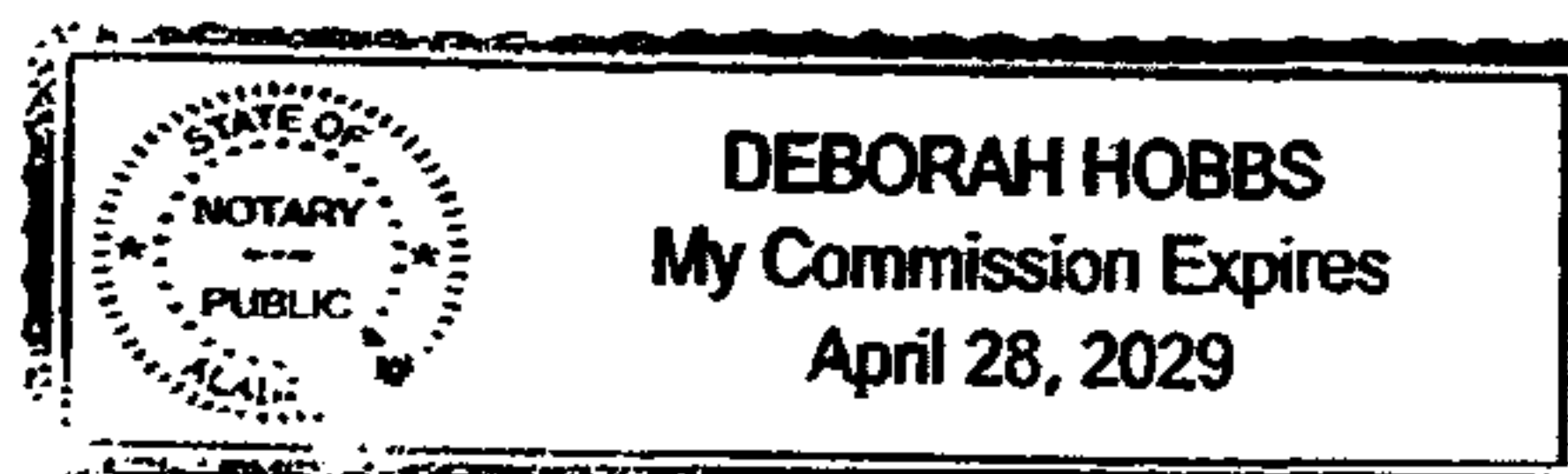
STATE OF  
 COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Blake Adam Fortenberry 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 on this 30<sup>th</sup> day of June, 2025.

  
 Notary Public

My commission expires: 4-28-2029



**Real Estate Sales Validation Form**

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

|                  |                                              |                         |                                        |
|------------------|----------------------------------------------|-------------------------|----------------------------------------|
| Grantor's Name   | Blake Adam Fortenberry                       | Grantee's Name          | Jessica Ciza and Nicholas Ciza         |
| Mailing Address  | 1132 Robert E. Lee Street<br>Leeds, AL 35094 | Mailing Address         | 17956 Highway 55<br>Sterrett, AL 35147 |
| Property Address | 17956 Highway 55<br>Sterrett, AL 35147       | Date of Sale            | June 20, 2025                          |
|                  |                                              | Total Purchase Price    | \$227,000.00                           |
|                  |                                              | 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)

|                                                       |                                       |
|-------------------------------------------------------|---------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal    |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other: _____ |
| <input checked="" 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**

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: June 20, 2025

Sign \_\_\_\_\_

Agent



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**06/24/2025 08:21:03 AM**  
**\$255.00 PAYGE**  
**20250624000190940**

*Allen S. Beal*