

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
James Christopher Brown and KaSandra
Roush-Brown
141 Kings Crest Lane
Pelham, AL35124

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **NINE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 DOLLARS (\$975,000.00**
) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Susan Cooper Seay and James R. Seay, a married couple

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

James Christopher Brown and KaSandra Roush-Brown

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

Lot 115, according to the Survey of Weatherly, Windsor Sector 8, as recorded in Map Book 16, Page 110, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$731,250.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

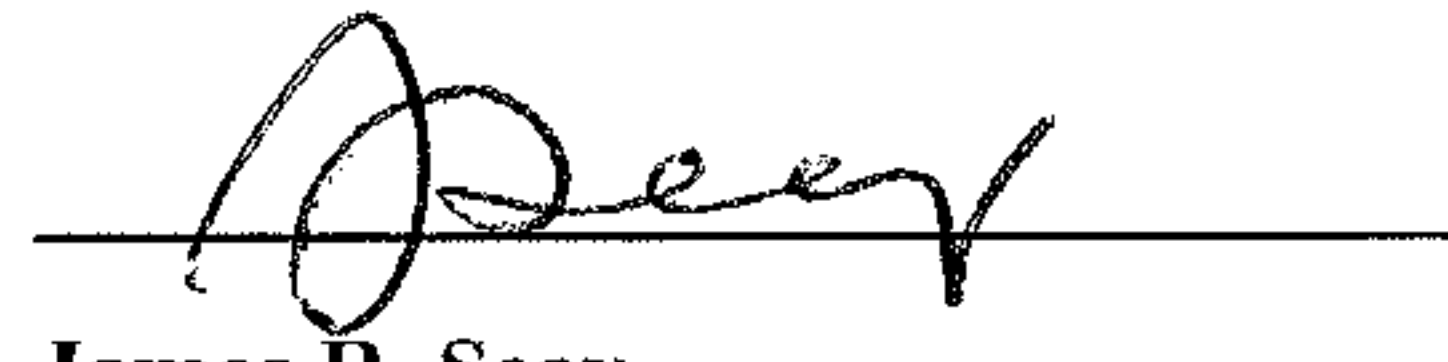
Note: KaSandra Roush-Brown is one and the same person as KaSandra Brown.

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 30th day of June, 2025.

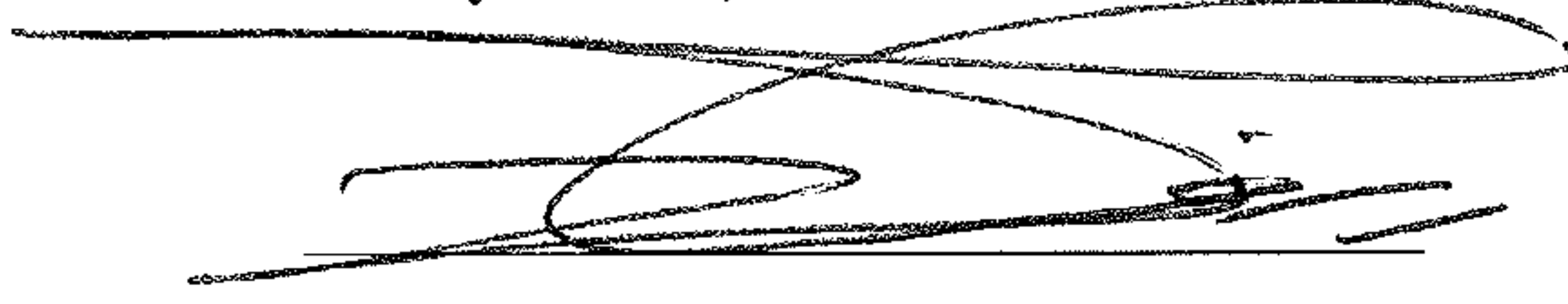

Susan Cooper Seay


James R. Seay

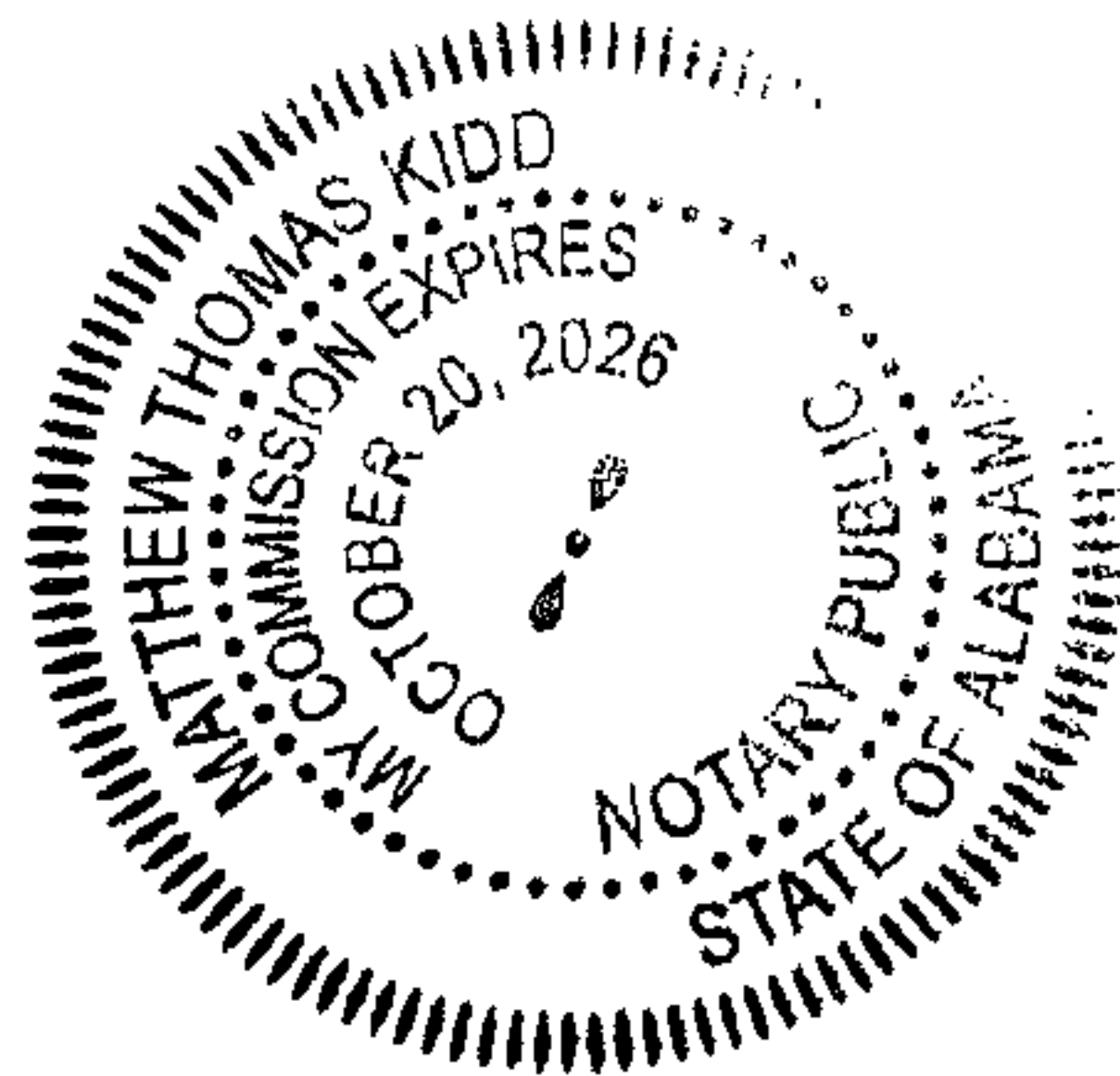
STATE OF ALABAMA
COUNTY OF JEFFERSON

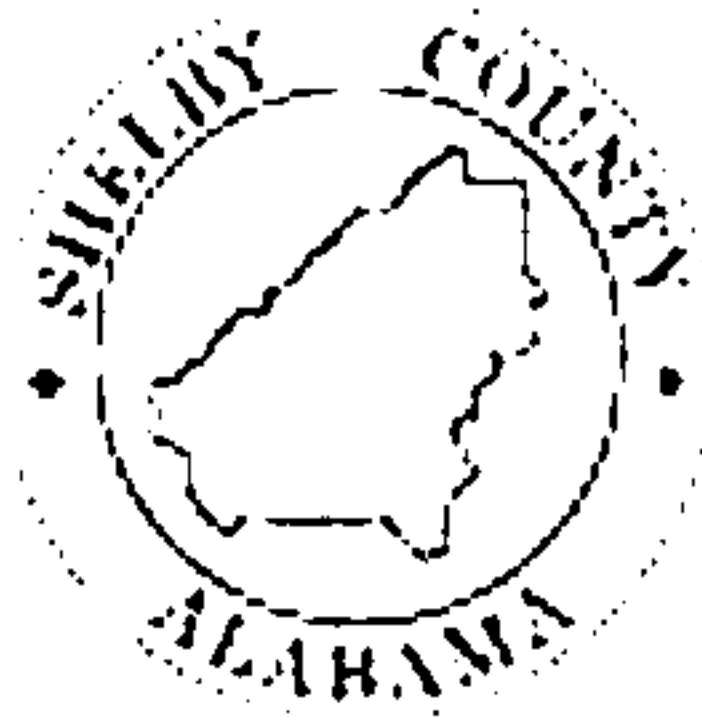
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Susan Cooper Seay and James R. Seay**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, 2025.


Notary Public

My Commission Expires:





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/02/2025 08:16:27 AM
 \$273.00 JOANN
 20250702000200170

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Susan Cooper Seay and James R. Seay
 Mailing Address 175 Forest Oaks Dr
Chelsea AL 35043
 Property Address 141 Kings Crest Lane
Pelham, AL 35124

Grantee's Name James Christopher Brown and
KaSandra Roush-Brown
 Mailing Address 141 Kings Crest Lane
Pelham, AL 35124

Date of Sale June 30, 2025
 Total Purchase Price \$975,000.00
 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

☐ Appraisal
☐ 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 June 30, 2025

Print *Notary Seal*

☒ Unattested

(verified by)

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