

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Mark Ivezaj
537 Castlebridge Ln
Shoal Creek, AL 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **ONE MILLION THREE HUNDRED FIFTY THOUSAND AND 00/100 Dollars (\$1,350,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, I,

Haley Brandstater, an unmarried woman

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

Mark Ivezaj and Kristi Ivezaj

(hereinafter referred to as “Grantees”), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 7, according to the Survey of Greystone, 5th Sector, Phase II, as recorded in Map Book 17, Page 118, in the Probate Office of Shelby County, Alabama.


\$999,999.00 of the proceeds come from a mortgage recorded simultaneously herewith.

- Subject to:
- (1) 2025 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

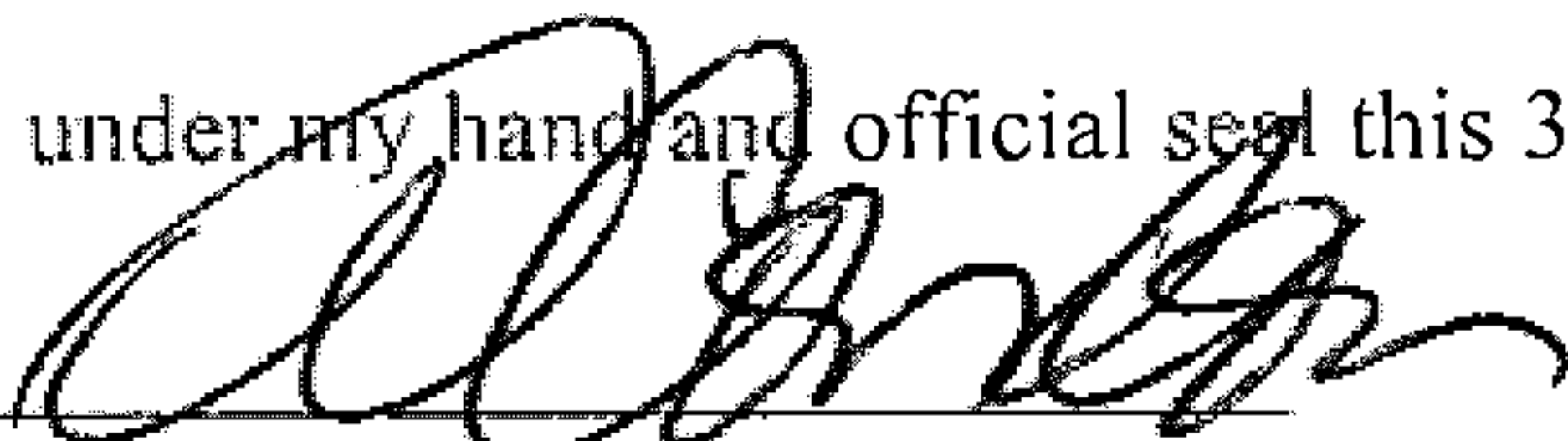
IN WITNESS WHEREOF, I have set my hand and seal, this 30th day of June, 2025


Haley Brandstater

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Haley Brandstater 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 the conveyance, she 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: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	Haley Brandstater	Grantee's Name	Mark Ivezaj and Kristi Ivezaj
Mailing Address	537 Castlebridge Ln Shoal Creek, AL 35242	Mailing Address	537 Castlebridge Lane Shoal Creek, Alabama 35242
Property Address	537 Castlebridge Ln Shoal Creek, AL 35242	Date of Sale	06/30/2025
		Total Purchase Price	\$1,350,000.00
		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

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	6/30/25	Print	Mark Ivezaj
<input type="checkbox"/> Unattested		Sign	Kristi Ivezaj
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2025 03:20:27 PM
\$375.50 JOANN
20250707000204970

Form RT-1

Allen S. Bayl