

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

Send tax notice to:
David Creel
3541 Crossings Cir
Hoover, Alabama 35242

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Five Hundred Twenty Four Thousand and 00/100 Dollars (\$524,000.00) to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged,

Lee Overton and Nina M. Overton, as Trustees of the
Overton Living Trust, dated June 24, 2021

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

David Creel and Kim Sharp

(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 80-A, according to the Resurvey of Lots 70 & 80, Caldwell Crossing, as recorded in Map Book 29, Page 54, in the Probate Office of Shelby County, Alabama.

- 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 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.

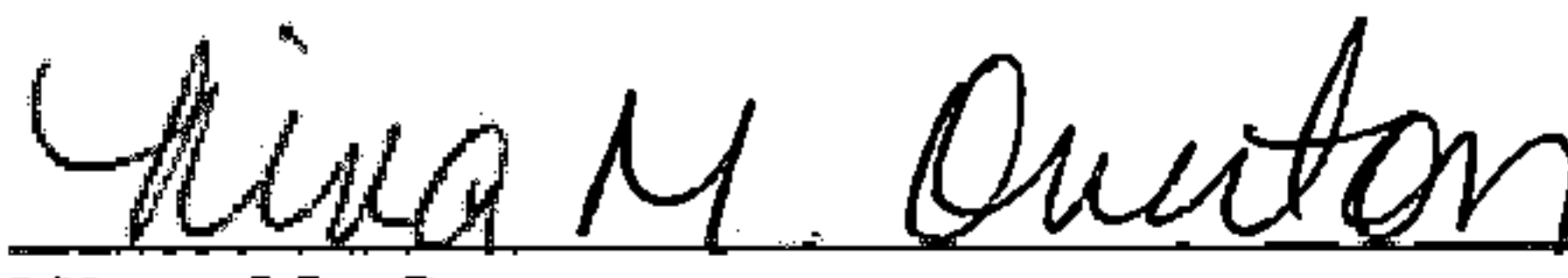
And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representatives, this 8th day of July, 2025.

Overton Living Trust

 (Seal)

BY: Lee Overton
ITS: Trustee

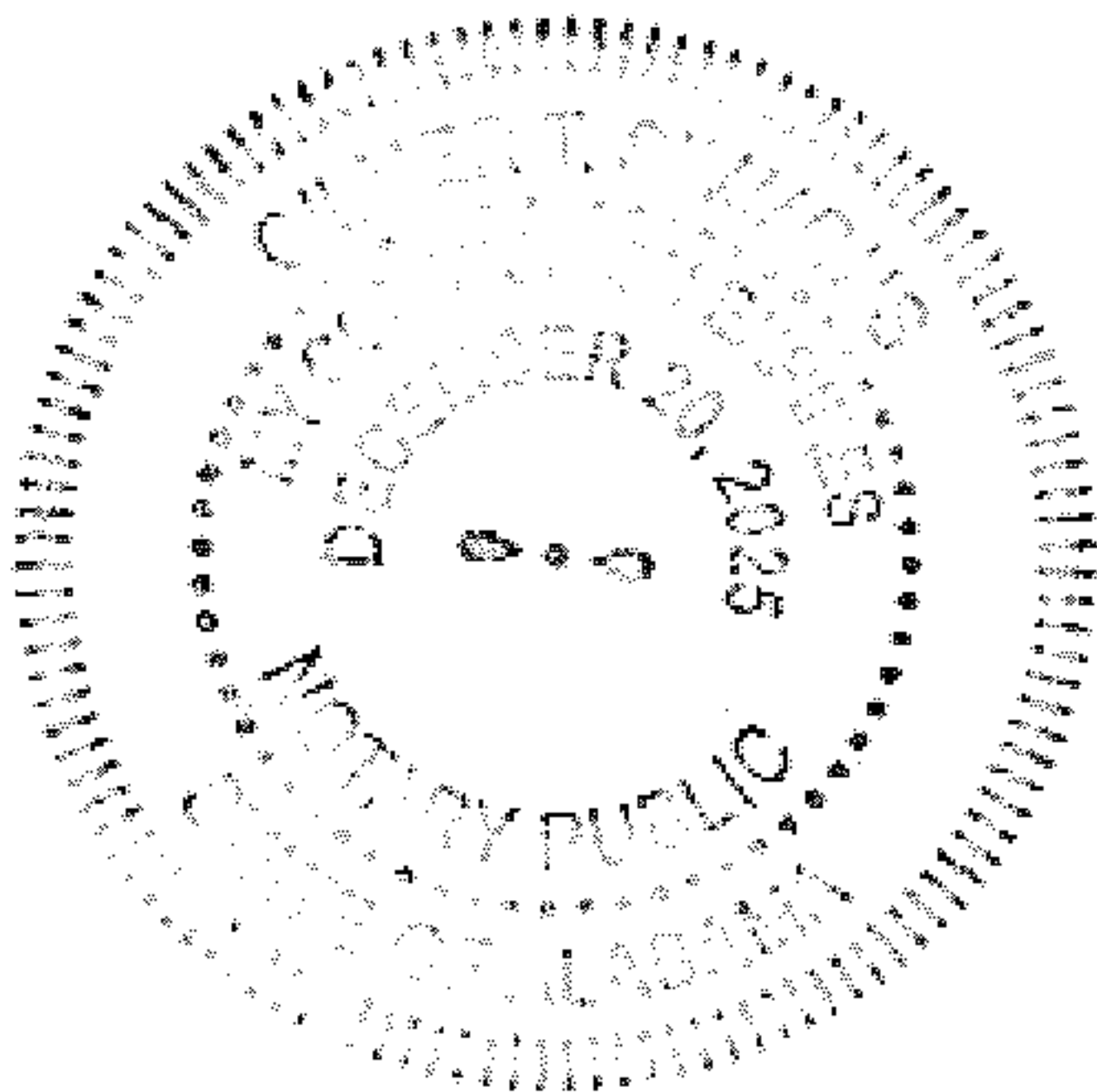
 (Seal)

Nina M. Overton
ITS: Trustee

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Lee Overton and Nina M. Overton as Trustees of the Overton Living Trust, 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 and with full authority as such Trustees, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of July, 2025.




Notary Public: Gilmer T. Simmons
My Commission Expires: 12/20/2025

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Overton Living Trust**
Mailing Address: **3541 Crossings Cir**
Hoover, Alabama, 35242

Date of Sale: **July 8th, 2025**

Property Address: **3541 Crossings Cir**
Hoover, Alabama, 35242

Total Purchase Price: **\$524,000.00**
Or
Actual Value: \$ _____
Or
Assessor's Market Value: \$ _____

Grantee Name: **David Creel**
Grantee Name: **Kim Sharp**
Mailing Address: **3120 Landing Lane**
Mountain Brook, AL, 35243

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 ☐ 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 Section 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 Section 40-22-1 (h).

Date: **July 8th, 2025**

Print: _____

☐ Unattested _____

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2025 10:38:04 AM
\$550.00 PAYGE
20250710000208200

Allen S. Bayl