

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Justin Corey Hyman and
Scarlett Eden Hyman
1162 Eagle Drive,
Maylene, AL 35114

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **Kenneth R. Beers and Kenneth Randle Beers, Trustees or their successors in trust, under The Beers Living Trust, dated November 17, 2022, and any amendment thereto** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **JUSTIN COREY HYMAN and SCARLETT EDEN HYMAN**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 578, according to the Survey of Lake Forest, Fifth Sector, as recorded in Map Book 30, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$285,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by the undersigned, who are authorized to execute this conveyance, has hereunto set its signature and seal this 24th day of June, 2025.

The Beers Living Trust, dated November 17, 2022

Kenneth Randle Beers, as Attorney in Fact for Kenneth R. Beers

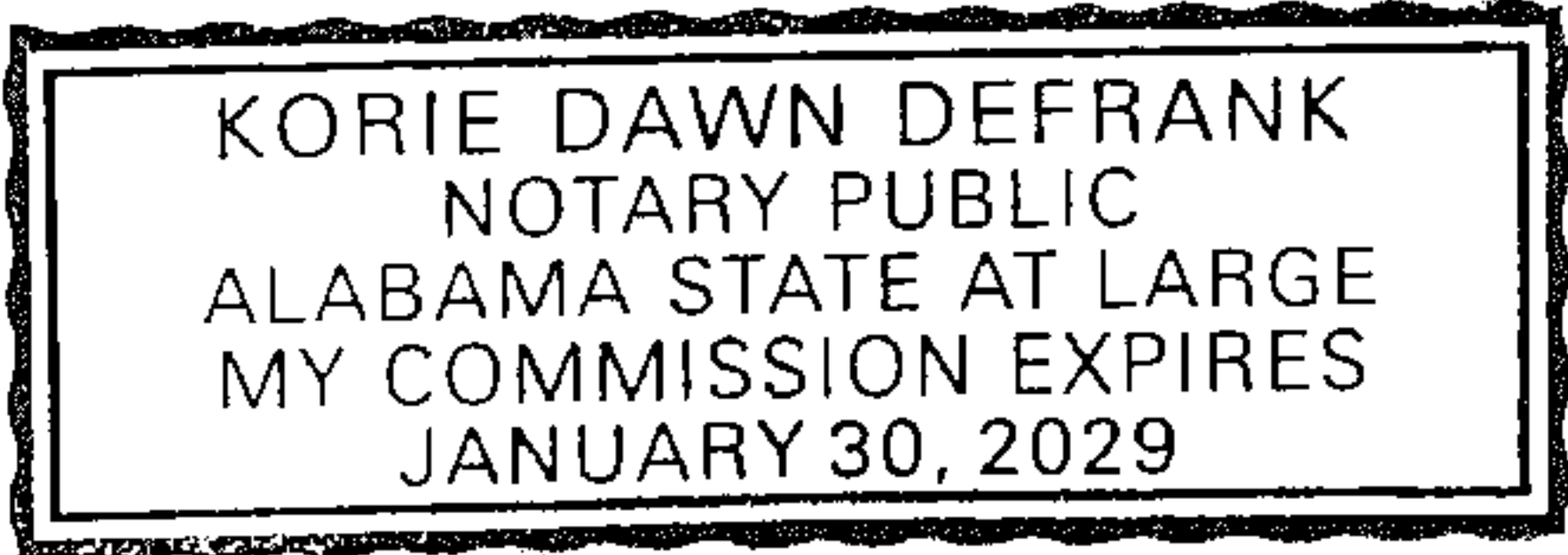
Kenneth Randle Beers, as Attorney in Fact for, Kenneth R. Beers, Trustee

Kenneth Randle Beers
Kenneth Randle Beers, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kenneth Randle Beers, individually and as Attorney in Fact for, Kenneth R. Beers**, whose name as **Trustees** of **The Beers Living Trust, dated November 17, 2022**, are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such Trustee and as Attorney in Fact with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 24th day of June, 2025.



K D R
Notary Public
My Commission Expires: 01/30/2029

Real Estate Sales Validation Form

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

Grantor's Name	THE BEERS LIVING TRUST	Grantee's Name	JUSTIN COREY HYMAN
Mailing Address	2001 Runaway Drive, Helena, AL 35080	Mailing Address	SCARLETT EDEN HYMAN 1162 Eagle Drive, Maylene, AL 35114
Property Address	1162 Eagle Drive, Maylene, AL 35114	Date of Sale	June 24, 2025
		Total Purchase Price \$	300,000.00
		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 checked="" 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 June 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 June result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	June 24, 2025	Print	B. CHRISTOPHER BATTLES
Unattested	(verified by)	Sign	(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/10/2025 12:44:10 PM
\$41.00 KELSEY
20250710000208680

Allen S. Bayl