

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
Anna Sparks and Timothy Andrews  
15 Highway 83  
Harpersville, AL35078

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FIVE HUNDRED NINETY THREE THOUSAND AND 00/100 DOLLARS (\$593,000.00**  
) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

**Randy Dow and Shelley Dow, a married couple**

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

**Anna Sparks and Timothy Andrews**

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

**SEE EXHIBIT A ATTACHED**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$528,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

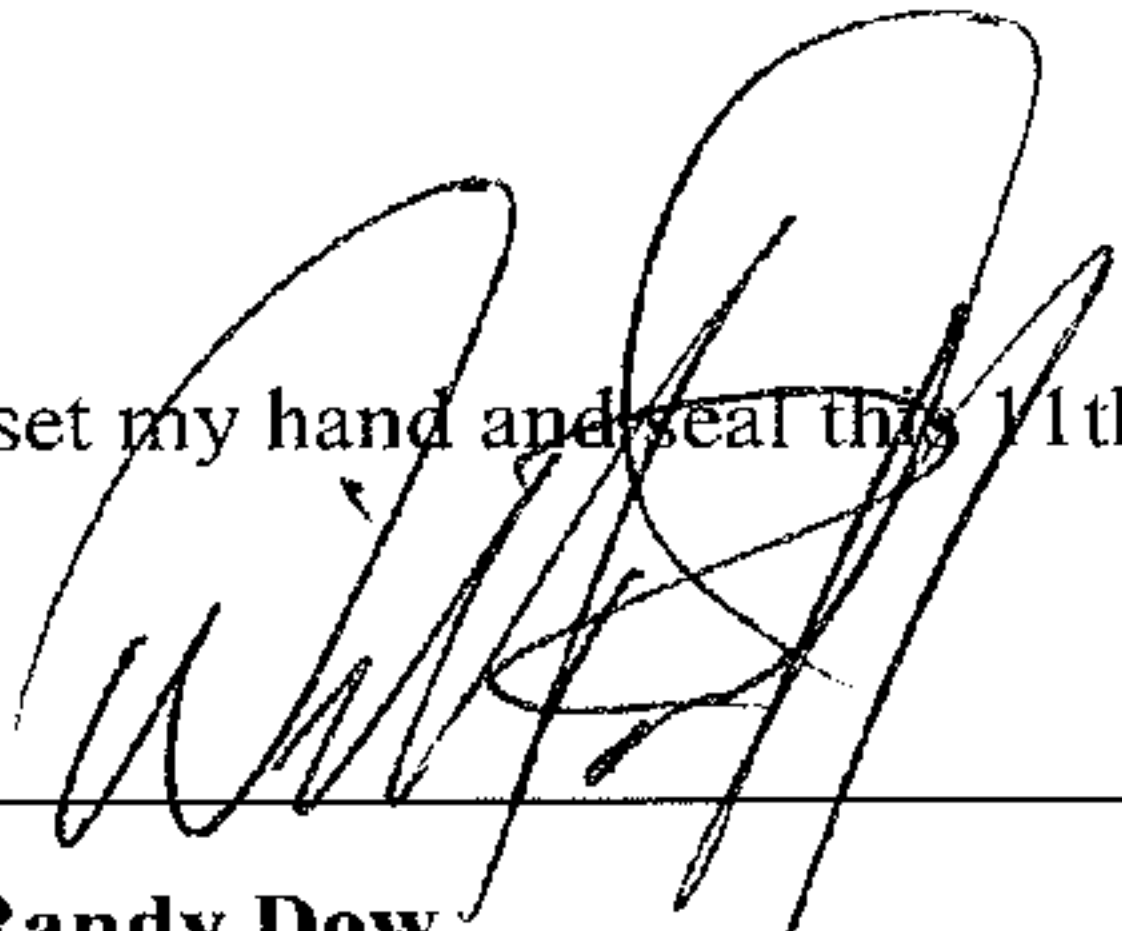
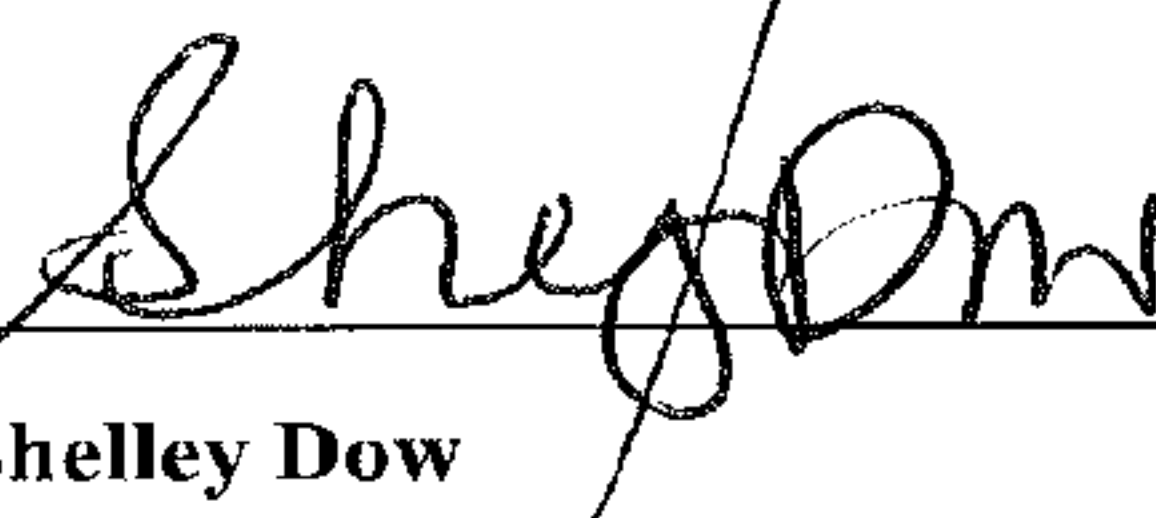
**Note: Shelley Dow is one and the same person as Shelly Dow.**

**Note: Randy Dow is one and the same person as William R. Dow.**

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.

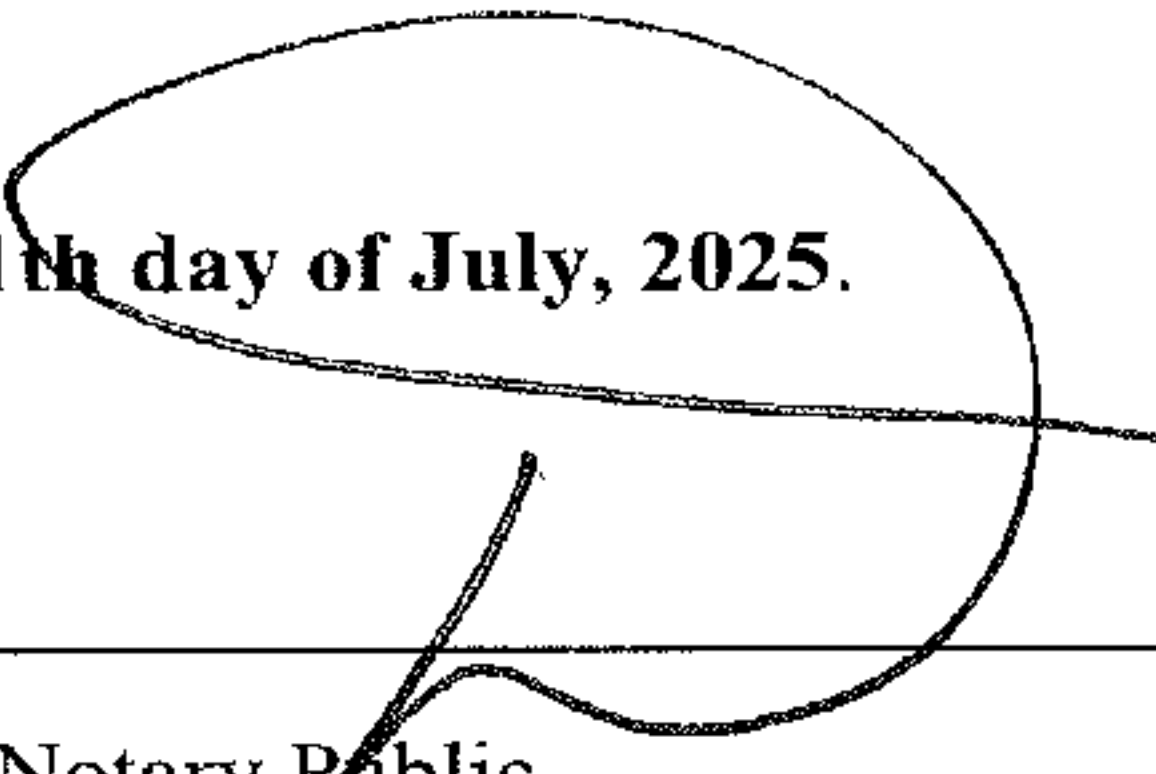
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of July, 2025.

  
\_\_\_\_\_  
Randy Dow  
  
\_\_\_\_\_  
Shelley Dow

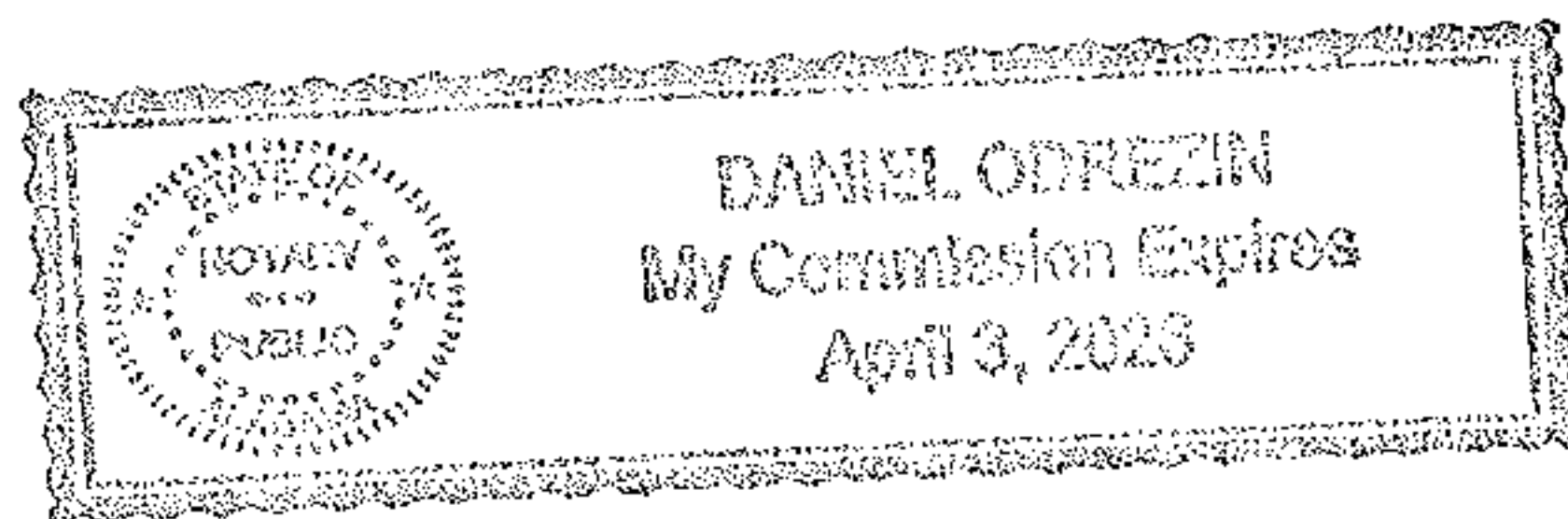
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Randy Dow and Shelley Dow**, 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 11th day of July, 2025.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



**Exhibit "A"**  
**Property Description**

**PARCEL I:**

A parcel of land situated in the S 1/2 of the NE 1/4 and the N 1/2 of the SE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama described as follows: Commence at the SW corner of the S 1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East. thence run North 89 degrees 45 minutes 41 seconds East for a distance of 799.00 feet to the point of beginning; thence run North 89 degrees 45 minutes 41 seconds East for a distance of 231.00 feet; thence run South 04 degrees 17 minutes 29 seconds West for a distance of 80.00 feet; thence run North 88 degrees 45 minutes 22 seconds East for a distance of 100.00 feet; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 281.91 feet; thence run South 84 degrees 42 minutes 53 seconds East for a distance of 318.15 feet to the northwesterly right of way of County Road No. 83; thence run North 16 degrees 15 minutes 11 seconds East along said right of way for a distance of 32.20 feet; thence run North 82 degrees 35 minutes 20 seconds West for a distance of 185.47 feet; thence run North 16 degrees 58 minutes 08 seconds East for a distance of 312.80 feet; thence run North 80 degrees 36 minutes 52 seconds West for a distance of 90.30 feet; thence run North 09 degrees 23 minutes 08 seconds East for a distance of 239.80 feet; thence run North 86 degrees 22 minutes 51 seconds West for a distance of 370.68 feet; thence run South 07 degrees 59 minutes 39 seconds East for a distance of 55.50 feet; thence run South 34 degrees 33 minutes 08 seconds West for a distance of 226.39 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II: Commence at the SW corner of the S1/2 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; thence run North 89 degrees 45 minutes 41 seconds East for a distance of 1030.00 feet; thence run South 04 degrees 17 minutes 29 seconds West for a distance of 80.00 feet; thence run North 88 degrees 45 minutes 22 seconds East for a distance of 100.00 feet; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 281.91 feet to the point of beginning; thence run South 03 degrees 34 minutes 20 seconds West for a distance of 158.51 feet; thence run South 85 degrees 11 minutes 45 seconds East for a distance of 275.81 feet to the right of way of County Road No. 83; thence run North 33 degrees 53 minutes 11 seconds East along said right of way for a distance of 23.84 feet; thence run North 16 degrees 15 minutes 11 seconds East along said right of way for a distance of 137.71 feet; thence run North 84 degrees 42 minutes 53 seconds West for a distance of 318.15 feet to the point of beginning. Being situated in Shelby County, Alabama.

PARCEL III: Commence at the SE corner of the SW 1/4 of the NE 1/4 of Section 28, Township 19 South, Range 2 East; run thence West along the South line of the SW 1/4 of the NE 1/4 a distance of 25.7 feet to a point; thence run South 5 degrees 10 minutes West a distance of 20.52 feet to a point; thence run southeasterly along the South line of Arthur Brooks lot a distance of 300 feet to the West right of way line of Shelby County Highway No. 83, thence run southwesterly along the West right of way line of said Shelby County Highway No. 83 a distance of 206.20 feet to the point of beginning; thence continue southwesterly along the West right of way of said Highway a distance of 105 feet to a point; thence turn right at an angle of 100 degrees 13 minutes and run northwesterly a distance of 195.52 feet to a point; thence turn right at an angle of 81 degrees 39 minutes and run northeasterly a distance of 105 feet to a point; thence turn right at an angle of 98 degrees 21 minutes and run southeasterly along the South line of J.C. and Ozzelliar Dyer lot a distance of 202.20 feet to a point on the West right of way line of said highway and said point being the point of beginning. Said parcel of real estate being situated in the N 1/2 of the SE 1/4, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/11/2025 12:49:22 PM  
 \$98.00 PAYGE  
 20250711000210420

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Randy Dow and Shelley Dow  
 Mailing Address 1558 Wilborn Row  
Hoover AL 35244  
 Property Address 15 Highway 83  
Harpersville, AL 35078

Grantee's Name Anna Sparks and Timothy Andrews  
 Mailing Address 15 Highway 83  
Harpersville, AL 35078

Date of Sale July 11, 2025  
 Total Purchase Price \$593,000.00  
 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 July 11, 2025

Print *Daniel Odreznik*

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1