

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

Send tax notice to:  
Lucas Freeman  
1020 Independence Ct  
Alabaster, AL 35007-9360

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **THREE HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$360,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**Matthew S. Deason and Kelsey A. Deason, husband and wife**

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

**Lucas Freeman and Briley Freeman**

(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 15, less and except the North 0.75 feet thereof, according to the Survey of Navajo Hills, Ninth Sector, as recorded in Map Book 10, Pages 84 A and B, in the Probate Office of Shelby County, Alabama.**

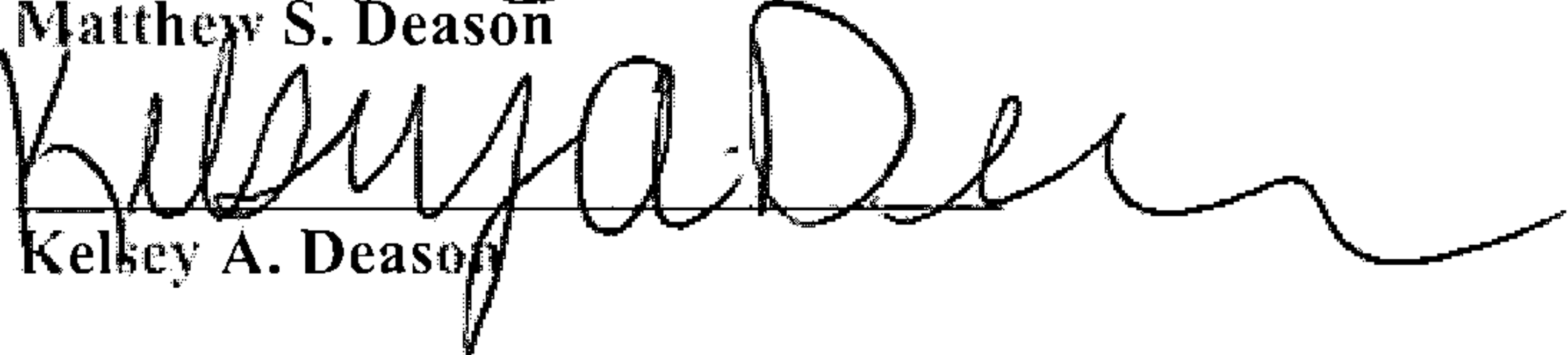
**\$353,479.00** of the proceeds come from a mortgage recorded simultaneously herewith.

- 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 we do for ourselves and for our heirs, executors, and administrators covenant with 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 18th day of July, 2025

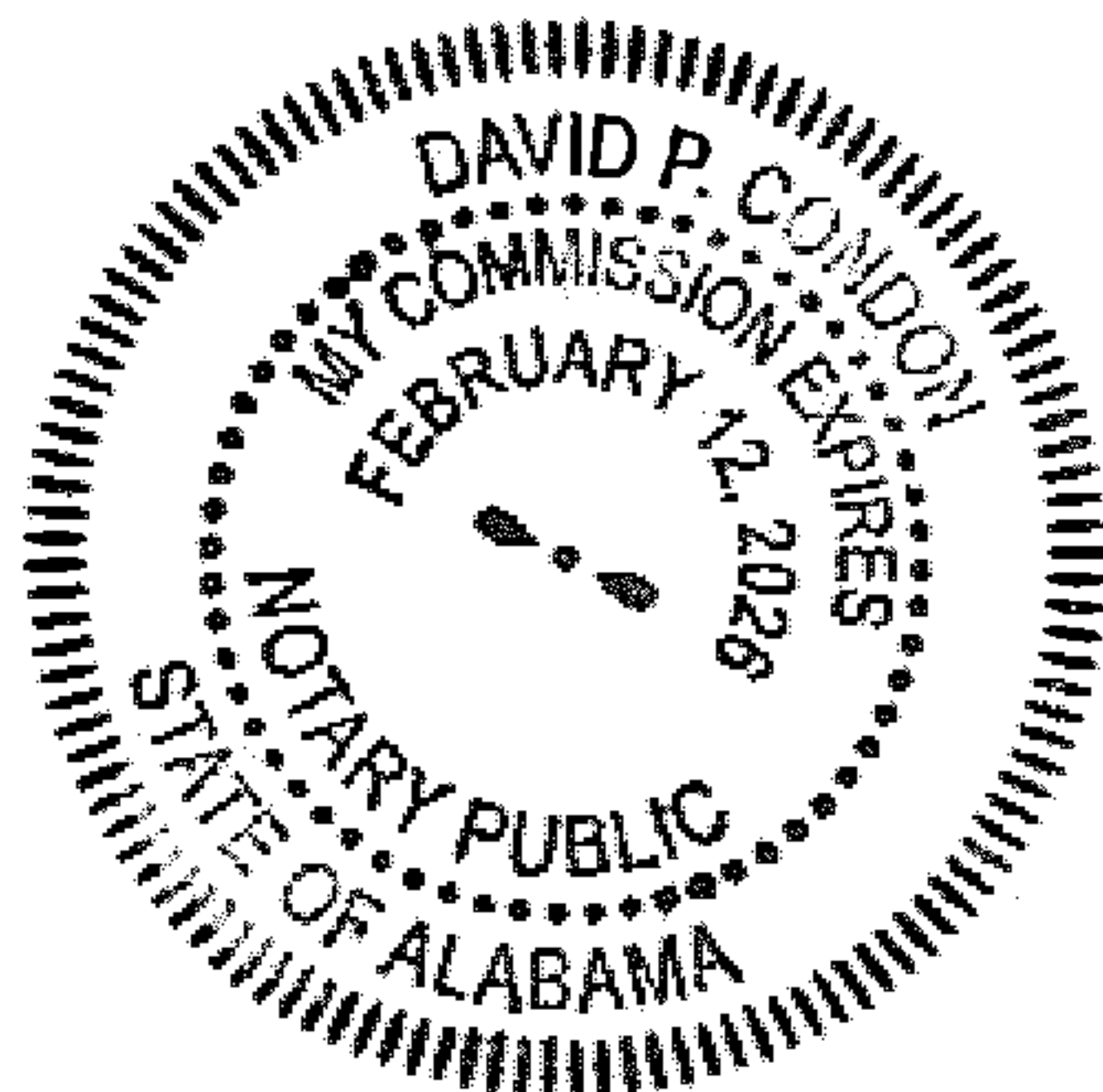
  
Matthew S. Deason  
  
Kelsey A. Deason

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew S. Deason and Kelsey A. Deason 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 18th day of July, 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   | <u>Matthew S. Deason and Kelsey A. Deason</u>                                    | Grantee's Name          | <u>Lucas Freeman and Briley Freeman</u>                                  |
| Mailing Address  | <u>1020 Independence Ct</u><br><u>Alabaster, AL 35007-9360</u><br>_____          | Mailing Address         | <u>1020 Independence Ct.</u><br><u>Alabaster, AL 35007-9360</u><br>_____ |
| Property Address | <u>1020 Independence Ct</u><br><u>Alabaster, AL 35007-9360</u><br>_____<br>_____ | Date of Sale            | <u>07/18/2025</u>                                                        |
|                  |                                                                                  | Total Purchase Price    | <u>\$360,000.00</u>                                                      |
|                  |                                                                                  | or                      |                                                                          |
|                  |                                                                                  | Actual Value            | <u>\$</u> _____                                                          |
|                  |                                                                                  | or                      |                                                                          |
|                  |                                                                                  | Assessor's Market Value | <u>\$</u> _____                                                          |

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.

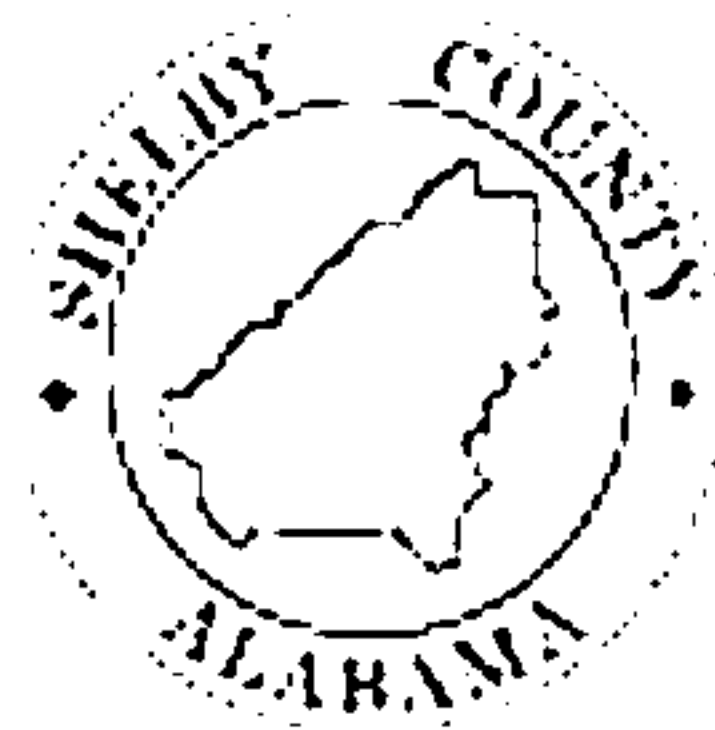
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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                                | <u>7/18/2025</u> | Print | <u>[Signature]</u>                       |
| <input type="checkbox"/> Unattested | _____            | Sign  | <u>[Signature]</u>                       |
|                                     | (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  
07/21/2025 08:40:29 AM  
\$32.00 JOANN  
20250721000219590

Allie S. Bayl