

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2025-606

Send Tax Notice To:
RANDOLPH A. CARLETON
249 Narrows Point Lane
Birmingham, AL 35242

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of THREE HUNDRED TEN THOUSAND AND 00/100 (\$310,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **BURTON LEE KLEIN, TRUSTEE OF THE KLEIN FAMILY TRUST DATED OCTOBER 5, 1994 AND RESTATED NOVEMBER 21, 2022**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **RANDOLPH A. CARLETON**, (hereinafter referred to as GRANTEE), together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 103, according to the Final Plat of Narrows Point - Phase 3, as recorded in Map Book 28, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER with nonexclusive easements to use the Common Areas and private roads as more particularly described in The Narrows Residential Declaration of Covenants, Conditions and Restrictions, recorded as instrument #2000-9755, in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as the "Declaration").

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$248,000.00 of the consideration was paid from the proceeds of a mortgage loan.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever;

AND SAID GRANTOR, for said GRANTOR'S, heirs, successors, executors and administrators, covenants with GRANTEE and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal, this the 25th day of July, 2025.

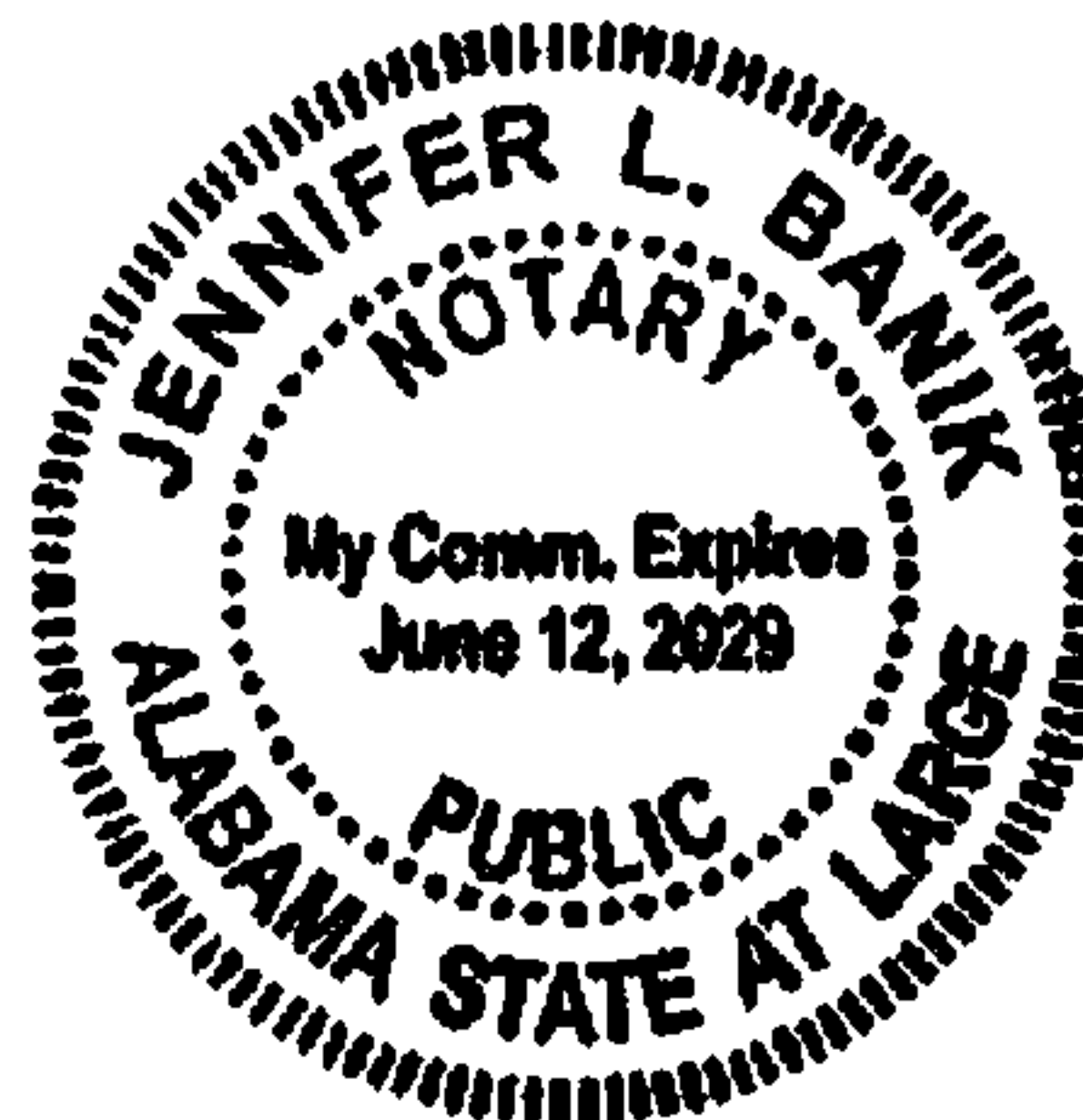
Burton Lee Klein, Trustee of the Klein Family Trust dated October 5, 1994 and restated November 21, 2022

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, Notary Public in and for said County, in said State, do hereby certify that, **Burton Lee Klein, Trustee of the Klein Family Trust dated October 5, 1994 and restated November 21, 2022** is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, his in his capacity as such Trustee, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 25th day of July, 2025.

NOTARY PUBLIC
My Commission Expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Burton Lee Klein, Trustee of the Klein Family Tr
dated October 5, 1994 and restated November 21,
2022Mailing Address 249 Narrows Point Ln
Birmingham, AL 35242Grantee's Name RANDOLPH A. CARLETONMailing Address 249 Narrows Point Ln
Birmingham, AL 35242Property Address 249 Narrows Point Lane
Birmingham, AL 35242Date of Sale 07/25/2025Total Purchase Price \$310,000.00

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☐ 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 § 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 7/25/25Print Jennifer Barik☐ Unattested

Sign

(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
07/25/2025 11:13:59 AM
\$338.00 JOANN
20250725000226320**Form RT-1***Allen S. Bayl*