

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
2820 Columbiana Road, Ste 100
Birmingham, AL 35216

SEND TAX NOTICE TO:

MAURICE MATTHEWS
4067 MILNERS CRESCENT
HOOVER, AL 35242

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, ERIC DANIELS AND LEE ANN DANIELS, HUSBAND AND WIFE (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto MAURICE MATTHEWS AND KIMBERLY MATTHEWS (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 25, ACCORDING TO THE SURVEY OF 1ST AMENDED PLAT OF GREYSTONE FARMS MILNER'S CRESCENT SECTOR PHASE I, AS RECORDED IN MAP BOOK 19, PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$520,000.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is 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, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 25th day of JULY, 2025.

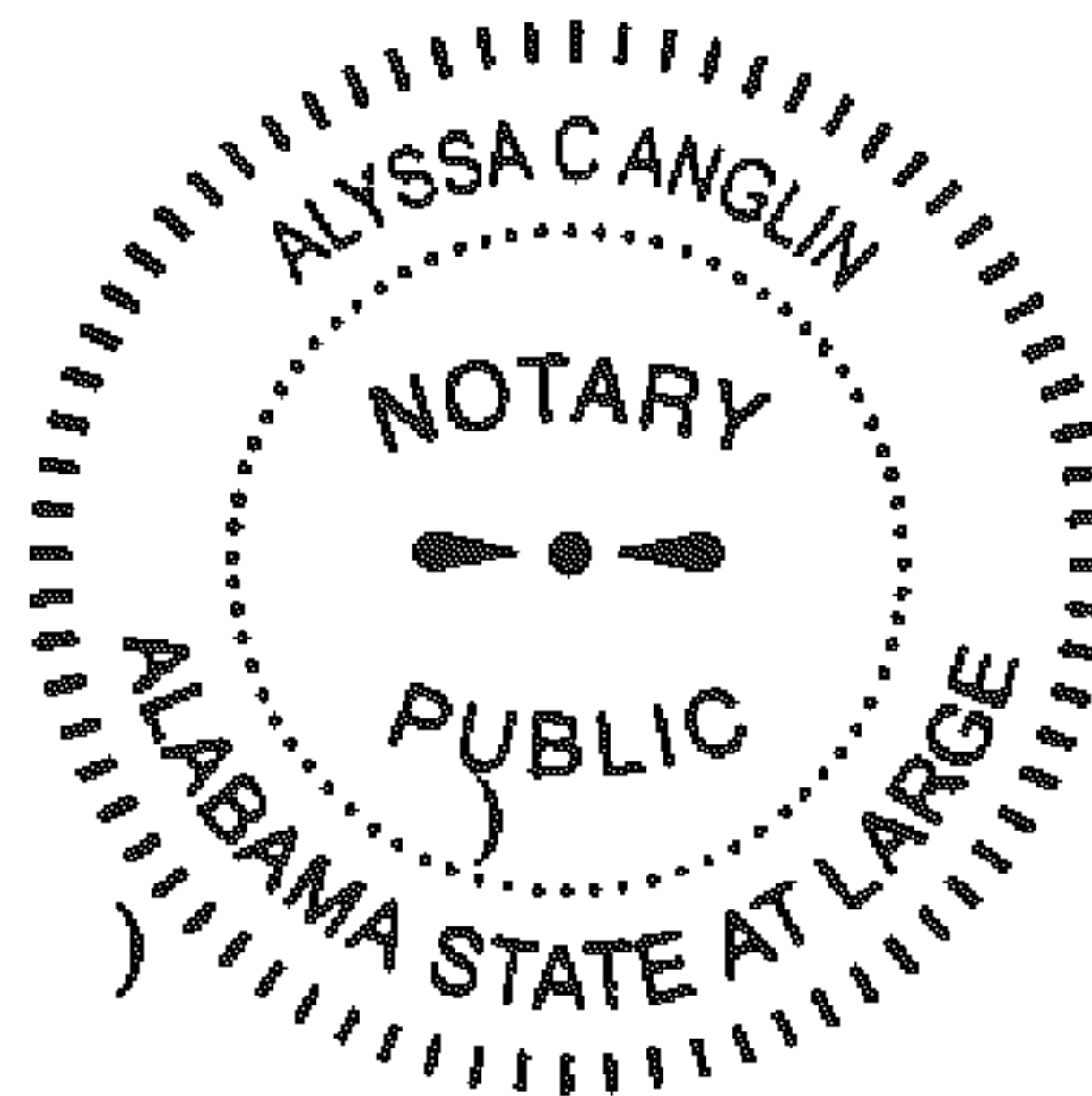
Eric Daniels
ERIC DANIELS

Lee Ann Daniels
LEE ANN DANIELS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ERIC DANIELS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

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

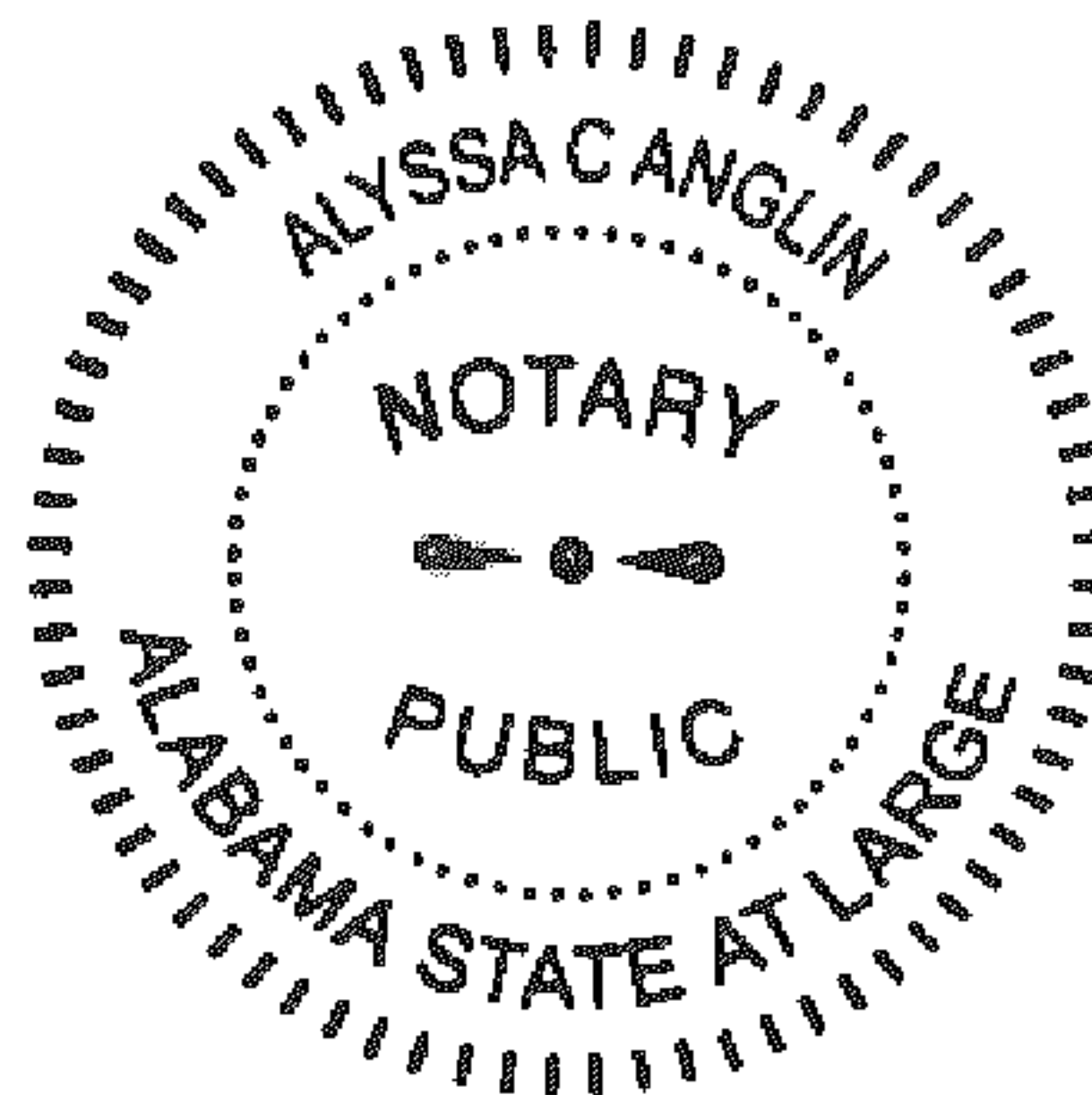


Alyssa Anglin
Notary Public
My Commission Expires: 6/4/2029

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, LEE ANN DANIELS whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

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



Alyssa Anglin
Notary Public
My Commission Expires: 6/4/2029

Real Estate Sales Validation Form

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

Grantor's Name ERIC DANIELS
Mailing Address C/O GEORGE M. VAUGHN
2820 COLUMBIANA ROAD, STE 100
VESTAVIA HILLS, AL 35216

Grantee's Name MAURICE MATTHEWS
Mailing Address 4067 MILNERS CRESCENT
HOOVER, AL 35242

Property Address 4067 MILNERS CRESCENT
HOOVER, AL 35242

Date of Sale 7/25/2025
Total Purchase Price \$ 650,000.00
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
Closing Statement
Appraisal
Other

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 7/25/2025

Print GEORGE M. VAUGHN

Unattested (verified by)

Signature (Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/25/2025 02:48:55 PM
\$158.00 KELSEY
20250725000226890

Alvin S. Bayl