

County Division Code: AL039 Inst. # 2025073040 Pages: 1 of 4 I certify this instrument filed on: 8/7/2025 10:26 AM
Doc: D Judge of Probate Jefferson County, AL Rec: \$25.00 DeedTx: \$205.00
Clerk: CSBESS

96 % Jefferson
4 % Shelby

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Calaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Craig Joseph Catalfu and Hannah Leigh
Catalfu
5550 South Shades Crest Road
Bessemer, AL35022

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF JEFFERSON AND COUNTY OF SHELBY)

That in consideration of TWO HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$205,000.00) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

James Robert Gresham Jr. and Michelle Y. Gresham, a married couple

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

Craig Joseph Catalfu and Hannah Leigh Catalfu

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

See Exhibit A.

SUBJECT TO ALL MATTERS OF RECORD

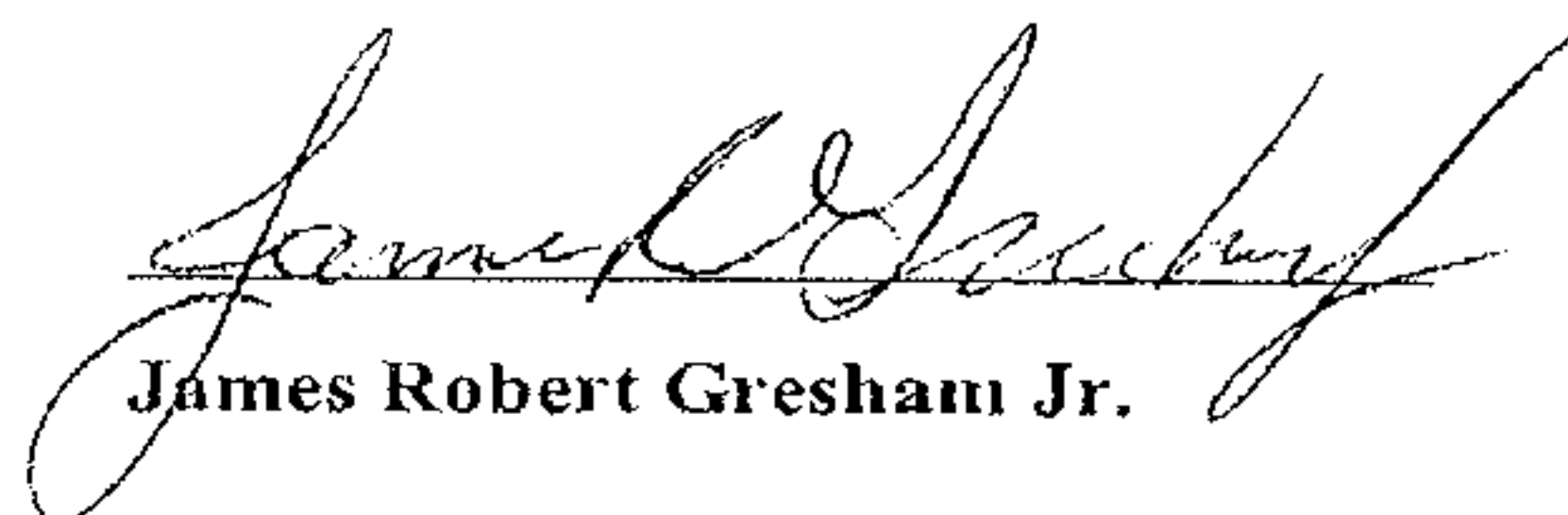
\$211,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

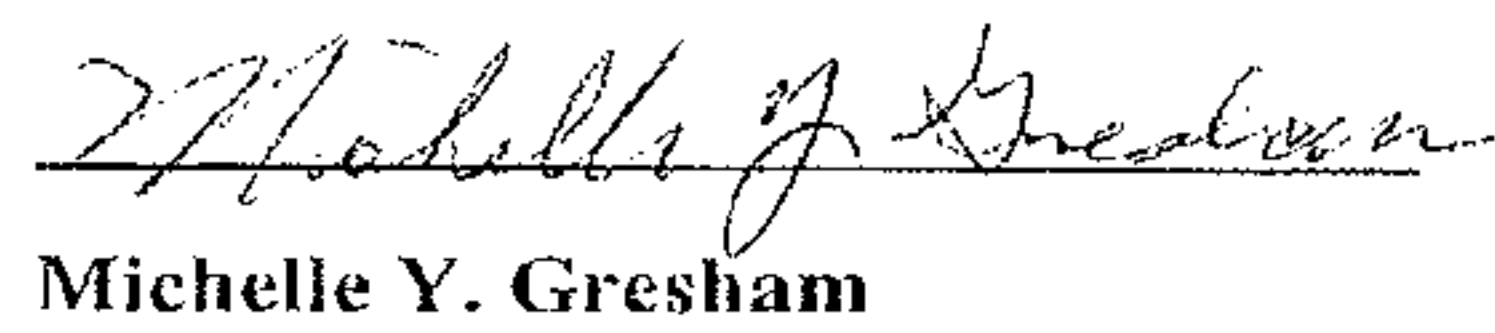
TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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 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.

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IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of August, 2025.

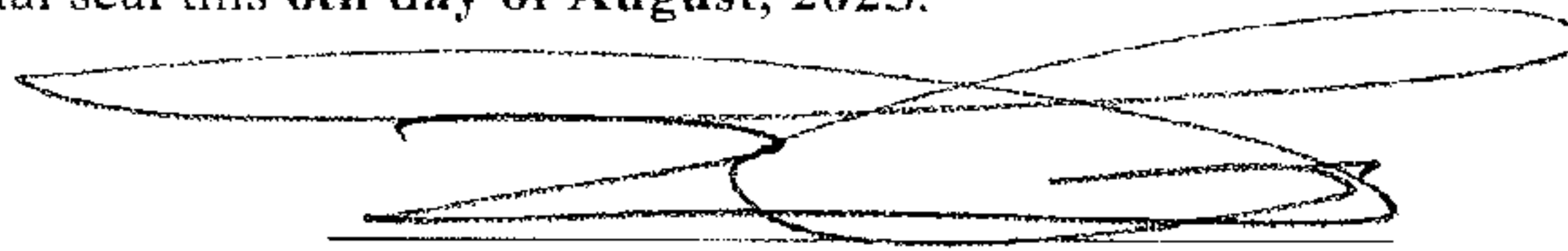

James Robert Gresham Jr.


Michelle Y. Gresham

STATE OF ALABAMA
COUNTY OF JEFFERSON

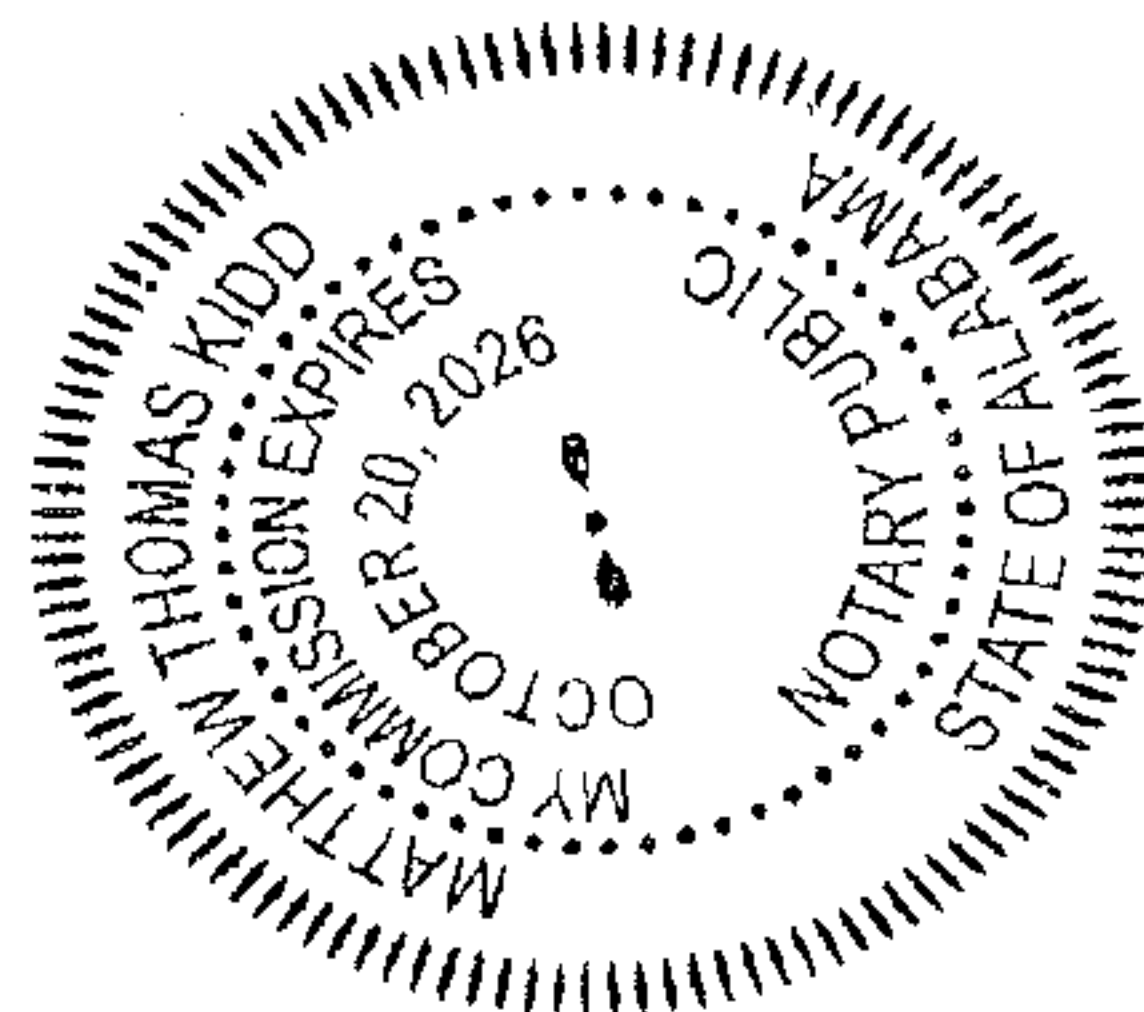
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Robert Gresham, Jr. and Michelle Y. Gresham**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **6th day of August, 2025**.



Notary Public

My Commission Expires:



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Exhibit "A"
Property Description

The SE ¼ of the SE ¼ of Section 29, Township 20 South, Range 4 West, Jefferson County, Alabama.

Also:

30' STRIP (INGRESS, EGRESS, AND UTILITY EASEMENT)

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a ½" open pipe at the NW corner of the NE ¼ of the NE ¼ of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama; thence S 84°13'04" E along the north line of said 1/4-1/4 section a distance of 243.35 feet to a ½" rebar capped EDG; thence S 5°20'56" W leaving said 1/4-1/4 line a distance of 179.15 feet to a ½" rebar capped EDG; thence N 84°13'04" W a distance of 18.66 feet to a ½" rebar capped EDG at the POINT OF BEGINNING, said point also being the point of a non-tangent curve to the right having a central angle of 12°23'28" and a radius of 215.00 feet, said curve subtended by a chord bearing S 20°47'34" W and a chord distance of 46.41 feet; thence along the arc of said curve a distance of 46.50 feet to a ½" rebar capped EDG; thence S 26°59'18" W a distance of 121.13 feet to a ½" rebar capped EDG at the point of curve to the left having a central angle of 20°30'05" and a radius of 385.00 feet, said curve subtended by a chord bearing S 16°44'16" W and a chord distance of 137.03 feet; thence along the arc of said curve a distance of 137.76 feet to a ½" rebar capped EDG; thence S 06°29'14" W a distance of 293.84 feet to a ½" rebar capped EDG at the point of curve to the left having a central angle of 33°48'01" and a radius of 285.00 feet, said curve subtended by a chord bearing S 10°24'47" E and a chord distance of 165.70 feet; thence along the arc of said curve a distance of 168.13 feet to a ½" rebar capped EDG; thence S 27°18'48" E a distance of 117.79 feet to a ½" rebar capped Perry; thence S 58°53'46" W a distance of 36.64 feet to a ½" rebar capped EDG; thence N 3°55'56" E a distance of 12.65 feet to a ½" rebar capped EDG; thence N 27°18'48" W a distance of 109.40 feet to a ½" rebar capped EDG at the point of curve to the right having a central angle of 33°48'01" and a radius of 315.00 feet, said curve subtended by a chord bearing N 10°24'47" W and a chord distance of 183.14 feet; thence along the arc of said curve a distance of 185.83 feet to a ½" rebar capped EDG; thence N 06°29'14" E a distance of 293.84 feet to a ½" rebar capped EDG at the point of curve to the right having a central angle of 20°30'05" and a radius of 415.00 feet, said curve subtended by a chord bearing N 16°44'16" E and a chord distance of 147.70 feet; thence along the arc of said curve a distance of 148.49 feet to a ½" rebar capped EDG; thence N 26°59'18" E a distance of 121.13 feet to a ½" rebar capped EDG at the point of curve to the left having a central angle of 10°56'51" and a radius of 185.00 feet, said curve subtended by a chord bearing N 21°30'53" E and a chord distance of 35.29 feet; thence along the arc of said curve a distance of 35.35 feet to a ½" rebar capped EDG; thence S

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84°13'04" E a distance of 30.42 feet to the POINT OF BEGINNING. Said parcel of land contains 0.62 acres, more or less.

Also:

A parcel of land situated in the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" open pipe at the NW corner of the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama; thence S 84°13'04" E along the north line of said 1/4-1/4 section a distance of 243.35 feet to a 1/2" rebar capped EDG; thence S 05°20'56" W leaving said 1/4-1/4 line a distance of 179.15 feet to a 1/2" rebar capped EDG; thence N 84°13'04" W a distance of 242.97 feet to a 1/2" rebar capped EDG on the west line of said 1/4-1/4 section; thence N 05°13'41" E along said 1/4-1/4 line a distance of 179.15 feet to the POINT OF BEGINNING. Said parcel of land contains 1.00 acres, more or less.

Including a A 30 foot ingress, egress, and utility easement situated in the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 1/2" open pipe at the NW corner of the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama; thence S 84°13'04" E along the north line of said 1/4-1/4 section a distance of 197.69 feet to the POINT OF BEGINNING of the centerline of a 30 foot ingress, egress, and utility easement lying 15 feet to either side of and parallel to described centerline; thence S 0°57'50" E along said centerline a distance of 123.56 feet to a point of curve to the right having a central angle of 16°13'42" and a radius of 200.00 feet, said curve subtended by a chord bearing S 7°09'00" W and a chord distance of 56.46 feet; thence along the arc of said curve and along said centerline a distance of 56.65 feet to the END of said centerline and easement.

Also a 30 foot ingress, egress, and utility easement situated in the E 1/2 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at a 3" capped pipe at the SW corner of the NE 1/4 of the NE 1/4 of Section 32 Township 20 South, Range 4 West, Shelby County, Alabama; thence N 05°13'41" E along the west line of said 1/4-1/4 section a distance of 81.48 feet to a 1/2" rebar capped EDG; thence N 58°53'46" E leaving said 1/4-1/4 line a distance of 299.38 feet to a 1/2" rebar at the POINT OF BEGINNING of the east line of a 30 foot ingress, egress, and utility easement lying 30' west and parallel to described line; thence S 03°55'56" W along the east line of said easement a distance of 315.41 feet to a 1/2" rebar capped EDG on the northwesterly right of way of South Shades Crest Road and the END of said easement.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2025 10:01:40 AM
 \$35.00 JOANN
 20250811000243460

Allen S. Bayl

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>James Robert Gresham, Jr. and Michelle Y. Gresham</u>	Grantee's Name <u>Craig Joseph Catalfu and Hannah Leigh Catalfu</u>
Mailing Address <u>5418 S Shades Crest Rd. Bessemer, AL 35022</u>	Mailing Address <u>5550 South Shades Crest Road Bessemer, AL 35022</u>
Property Address <u>5550 South Shades Crest Road Bessemer, AL 35022</u>	Date of Sale <u>August 6, 2025</u>
	Total Purchase Price <u>\$\$\$205,000.00</u>
	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: August 6, 2025

☒ Unattested

(verified by) _____

Print: Shannon Anderson

Sign: Shannon And

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1