

Send tax notice to:
PATSY REED
231 BEAVER CREEK PKWY
PELHAM, AL 35124

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Ten Dollars(\$10.00)** and other **Valuable Consideration** and other valuable considerations to the undersigned GRANTOR(S), **JOSHUA DALE RAY, A MARRIED MAN, PATRICK LEE RAY, A MARRIED MAN, JARRARD ANTHONY RAY, A MARRIED MAN AND BENJAMIN LUKE REED, A MARRIED MAN** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **PATSY REED** hereinafter referred to as GRANTEE(S), , the following described real estate, situated in County of Shelby, State of Alabama, to-wit:

LOT 16, ACCORDING TO THE SURVEY OF BEAVER CREEK PRESERVE, FIRST SECTOR, AS RECORDED IN MAP BOOK 24, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 231 Beaver Creek Pkwy, Pelham, AL 35124
Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.
Subject to mineral and mining rights if not owned by grantor.

The Subject Property is not the homestead of any grantor or any grantor's spouse.

TO HAVE AND TO HOLD, to the said GRANTEE, it heirs and assigns forever. We the Grantors execute this deed for the to restore full, complete, Fee Simple title to the Grantee.

{signature pages to follow}

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

STATE OF Colorado

COUNTY OF Duques

Patrick Lee Ray
PATRICK LEE RAY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that PATRICK LEE RAY is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/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.

MY COMMISSION EXPIRES:

09/12/2028

[Signature]
NOTARY PUBLIC

JIMMY RODAS RAMIREZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244034319
MY COMMISSION EXPIRES 09/12/2028

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 4 day of August, 2025


BENJAMIN LUKE REED

STATE OF Tennessee
COUNTY OF Davidson

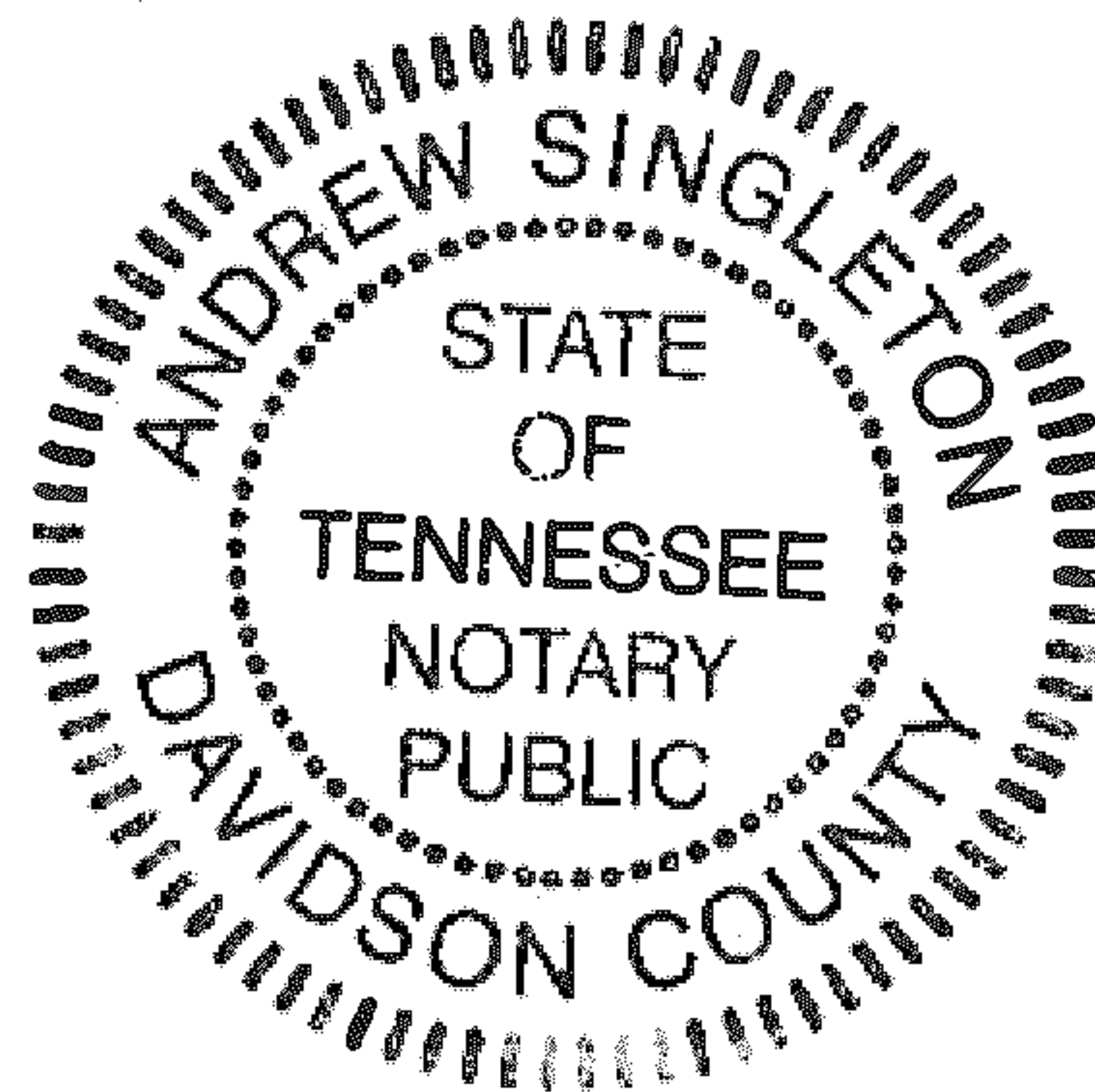
I, the undersigned, a Notary Public in and for said State and County, hereby certify that **BENJAMIN LUKE REED** is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same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

Given under my hand and official seal this 4th day of August, 2025.

MY COMMISSION EXPIRES: 07-07-2029


NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
LAW OFFICES OF JEFF W. PARMER
2204 LAKESHORE PKWY, SUITE 125
BIRMINGHAM, ALABAMA 35209



IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 5th day of August, 2025

JOSHUA DALE RAY

STATE OF Alabama
COUNTY OF Jefferson

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

Given under my hand and official seal this 5th day of August, 2025.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:



IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 21st day of August, 2025

Jarrard Anthony Ray
JARRARD ANTHONY RAY

STATE OF Alabama

COUNTY OF Jefferson

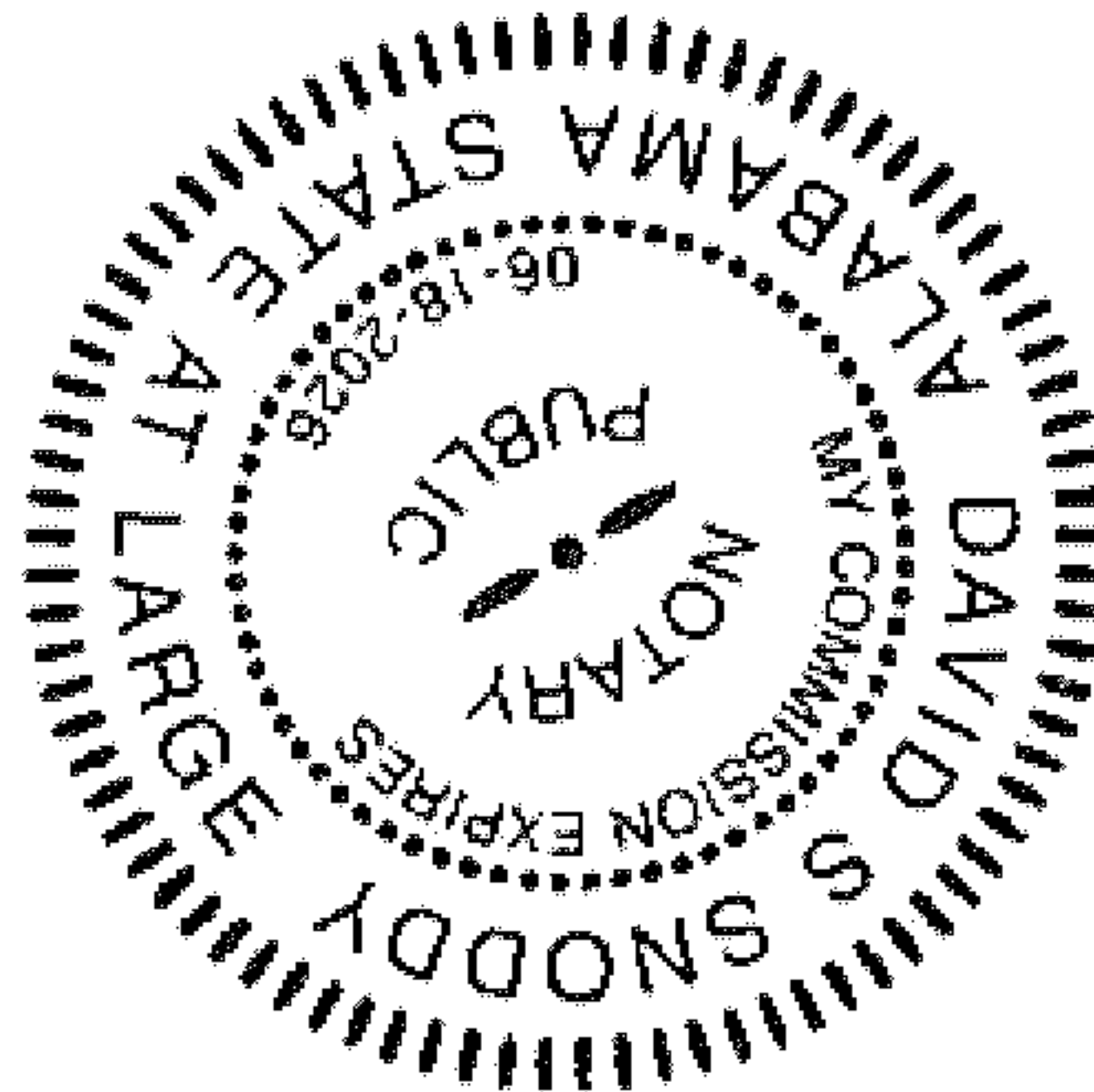
I, the undersigned, a Notary Public in and for said State and County, hereby certify that **JARRARD ANTHONY RAY** is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same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

Given under my hand and official seal this 21st day of August, 2025.

[Signature]

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 JOSHUA DALE RAY

Grantee's Name PATSY REED

Mailing Address: 231 BEAVER CREEK PKWY

Mailing Address: 231 BEAVER CREEK PKWY

PELHAM, AL 35124

PELHAM, AL 35124

Property Address 231 BEAVER CREEK PKWY,
PELHAM, AL 35124

Date of Sale _____

Total Purchaser Price _____

or

Actual Value \$ _____

or

Assessor's Market Value \$261,400.00

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 8/24/2025Print David SnoddyUnattestedSign [Signature]

(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
08/26/2025 02:47:54 PM
\$300.50 KELSEY
20250826000262280

Allen S. Bayl