Prepared by:
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1980 Braddock Drive
Hoover, AL 35226

Send Tax Notice to: Jacob McDowell & Gabrielle McDowell 3136 Iris Drive Hoover, AL 35244

STATE OF ALABAMA	
	) JOINT WITH RIGHT OF SURVIVORSHIP
COUNTY OF SHELBY	) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$295,000.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantors, CHRISTOPHER GRANT DURIK and WENDY ANN DURIK, husband and wife (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, JACOB McDOWELL and GABRIELLE McDOWELL (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 2153, according to the Survey of Flemming Farms, Phase 2, as recorded in Map Book 50, Page 18 A & B, in the Probate Office of Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, reservations, mineral/mining rights, and declarations of record, if any.

\$220,000.00 of the above-recited consideration is being paid with proceeds from a purchase money mortgage being recorded simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenant with Grantees, and with their heirs and assigns, that Grantors are 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, which are not yet due and payable; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

CHRISTOPHER GRANT DURIK WENDY ANN DURIK	tors have hereunto set their hand and seal this the 24 da
STATE OF TENNESSEE	)
COUNTY OF WILLIAMSON	)
CHRISTOPHER GRANT DURIK at the foregoing conveyance, and who are	and for said County and State, hereby certify that and WENDY ANN DURIK, whose names are signed to known to me, acknowledged before me on this day that, nstrument, they executed the same voluntarily on the day
September, 2025.	eunto set my hand and seal this the <u>Iq</u> day of

## Real Estate Sales Validation Form

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

Grantor's Name	CHRISTOPHER GRANT DURIK and WENDY ANN DURIK	Grantee's Na	JACOB DAVID MCDOWELL and meGABRIELLE LEA MCDOWELL				
Mailing Address	3136 IRIS DRIVE HOOVER, AL 35244	Mailing Addre	ess <mark>3136 IRIS DRIVE</mark> HOOVER, AL 35244				
Property Address	3136 IRIS DRIVE HOOVER, AL 35244	Date of S	ale <u>October 1, 2025</u>				
		Total Purchase Pr	ice <b>\$295.000.0</b> 0				
		ОГ					
		Actual Value	\$				
		or					
	Assessor's Market Value\$						
	e or actual value claimed on this form ca of documentary evidence is not required		ing documentary evidence: (check				
Bill of Sale		Appraisal					
Sales Contra	- ct	Other					
X Closing State							
If the conveyance of this form is not r	document presented for recordation con equired.	tains all of the required in	formation referenced above, the filing				
Instructions							
Grantaria nama an	d mailing addrage - provide the name of	f tha naraan ar naraana a					

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 <u>Code of Alabama 1975 §</u> 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	October 1, 2025		Print_	Malcolm S. McLeod
	_Unattested		Sign<	
		(verified by)		(Grantor/Grantee/Owner/Agent) circle one
		Filed and Recorded		
	68C65	Official Public Records		
		Judge of Probate, Shelby County Alabama, County		
		Clerk		
• (		Shelby County, AL		
	<u>V-J/</u>	10/03/2025 11:46:51 AM		
•	THANK	\$103.00 JOANN		

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