

SEND TAX NOTICE TO:  
Matthew Beckham  
533 Crosscreek Trail  
Pelham, AL 35124

This instrument was prepared by:  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY**

That in consideration of Three Hundred Thousand dollars & no cents (\$300,000.00)

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Estate of Charles Bruce Aldridge aka Charles B. Aldridge, deceased, Probate Case No. PR-2025-001313, Shelby County, Alabama and Charles Bruce Aldridge, Jr, a married man

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Matthew Beckham**

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 17, Block 7, according to the Map of Oak Mountain Estates, Sixth Sector, as recorded in Map Book 5, Page 102 of the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of the Grantor(s) Charles Bruce Aldridge Jr nor spouse.

\$300,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 5, Page 102.

Any loss or damage arising from lack of marketability of title, the rights of creditors or interested parties to file claims or to contest the will in the Estate of Charles Bruce Aldridge, deceased, Probate Case No. PR-2025-001313, for 6 months from date of Letters of Testamentary (Said date being: October 7, 2025) being issued.

**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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), October 8, 2025.

Charles Bruce Aldridge, Jr. (Seal)  
Charles Bruce Aldridge, Jr

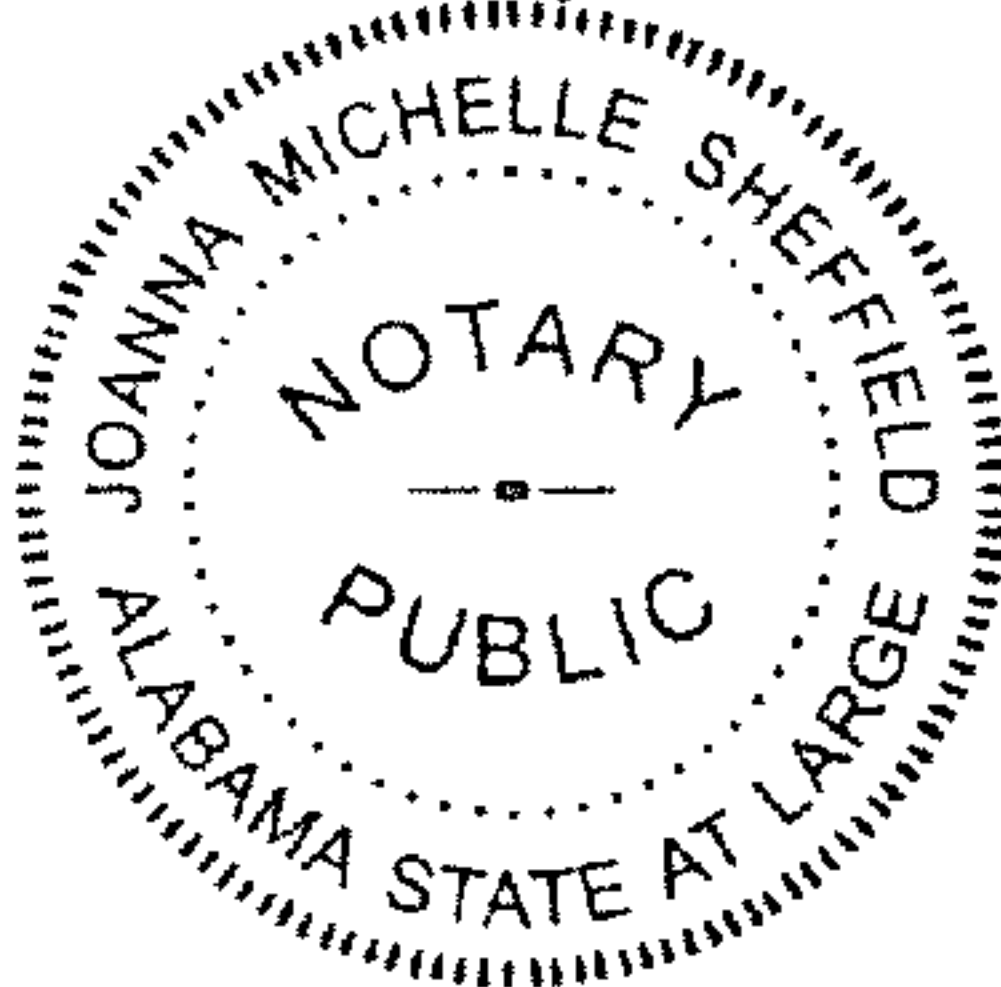
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Bruce Aldridge, Jr, a married man**, whose name(s) 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of October, 2025



Joanna Michelle Sheffield  
Notary Public.  
(Seal)  
My Commission Expires: 6/21/28

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), October 8, 2025.

Charles Bruce Aldridge, Jr. (Seal)  
Charles Bruce Aldridge, Jr, as Personal Representative of the  
Estate of Charles Bruce Aldridge aka Charles B. Aldridge,  
deceased, Probate Case No. PR-2025-001313, Shelby County,  
Alabama

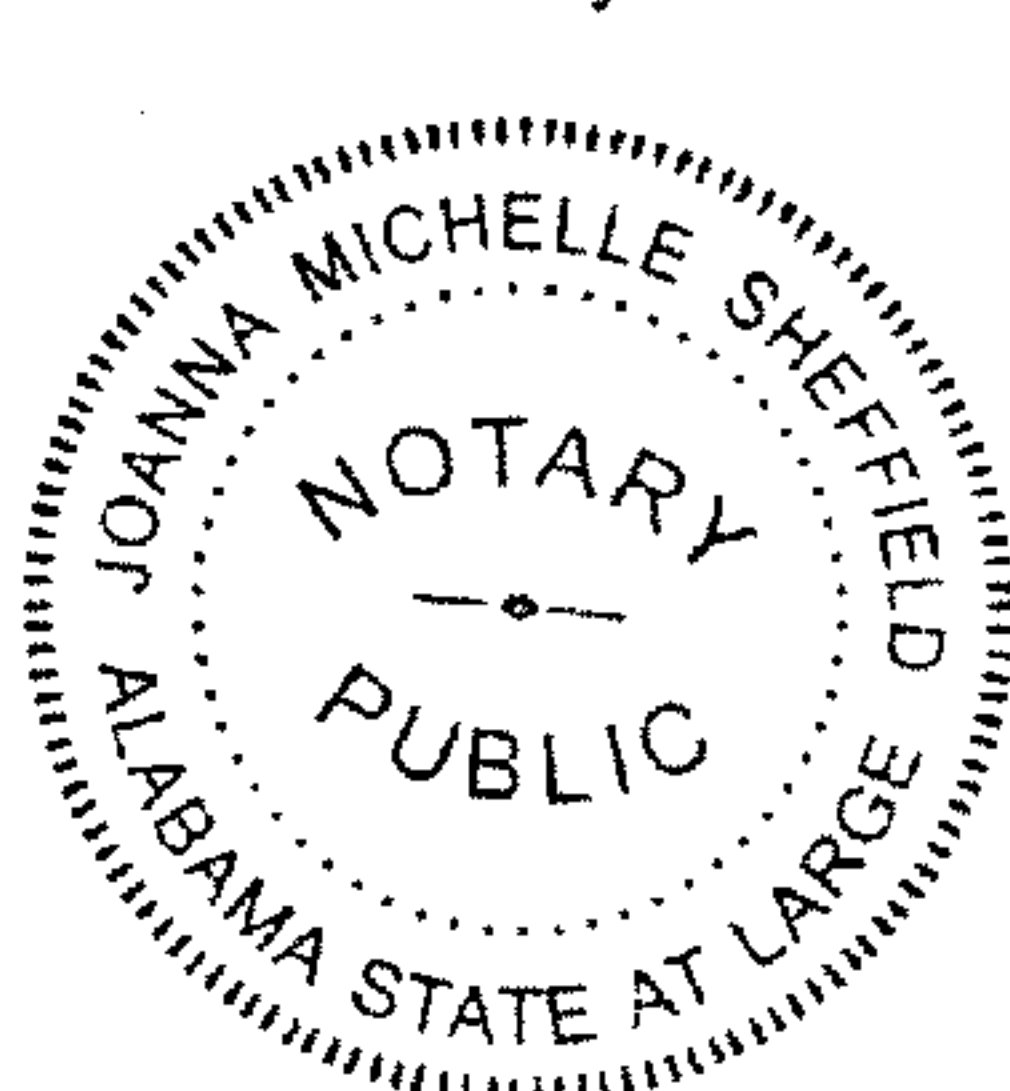
STATE OF ALABAMA

General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles Bruce Aldridge, Jr, whose name is signed as Personal Representative of the Estate of Charles Bruce Aldridge aka Charles B Aldridge, deceased, Probate Case # PR-2025-001313, who is known to me, acknowledged before me this date that, being informed of the conveyance, he, in his capacity as such Personal Representative, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 8th day of October, 2025



Joanna Michelle Sheffield  
Notary Public.  
(Seal)  
My Commission Expires: 6/21/28

**Real Estate Sales Validation Form*****This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name Estate of Charles Bruce Aldridge aka Grantee's Name Matthew Beckham  
 Charles B. Aldridge, deceased, Probate Case No.  
 PR-2025-001313, Shelby County, Alabama and Charles  
 Bruce Aldridge, Jr

Mailing Address 1360 Shelby Forest Ct  
 Chelsea, Alabama 35043

Mailing Address 533 Crosscreek Trail,  
 Pelham, Alabama 35124

Property Address 533 Crosscreek Trail,  
 Pelham, Alabama 35124

Date of Sale 10/08/2025

Total Purchase Price \$300,000.00

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

X \_\_\_\_\_ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 10/8/25

Print Matthew Beckham

\_\_\_\_\_ Unattested

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**10/08/2025 02:00:19 PM**  
**\$29.00 KELSEY**  
**20251008000310770**

*Allen S. Bayl*