

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

Send Tax Notice To:
Connor Mattison Pelham, Tiffany Jane
Pelham, and Steven Mark Pelham
1701 Morning Sun Drive
Meadowbrook, AL35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **ONE HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$195,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Jeff Michael McCord and Linna Mae McCord, a married couple

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

Connor Mattison Pelham and Tiffany Jane Pelham and Steven Mark Pelham

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

Unit 1701, in Horizon, a Condominium, as established by that certain Declaration of Condominium of Horizon, a Condominium, which is recorded in Instrument 2001-40927, to which Declaration of Condominium a plan is attached as Exhibit “A” thereto, said Plan being filed for record in Map Book 28, Page 141 in the Probate Office of Shelby County, Alabama, and to which said Declaration of Condominium the By-Laws of the Horizon Condominium Association, Inc. is attached as Exhibit “D”, together with the Articles of Incorporation for Horizon Condominium Association, Inc. as recorded in Instrument 2001-40923, together with an undivided interest in the Common Elements assigned to said Unit, as shown in Exhibit “C” of said Declaration of Condominium of Horizon, a Condominium.

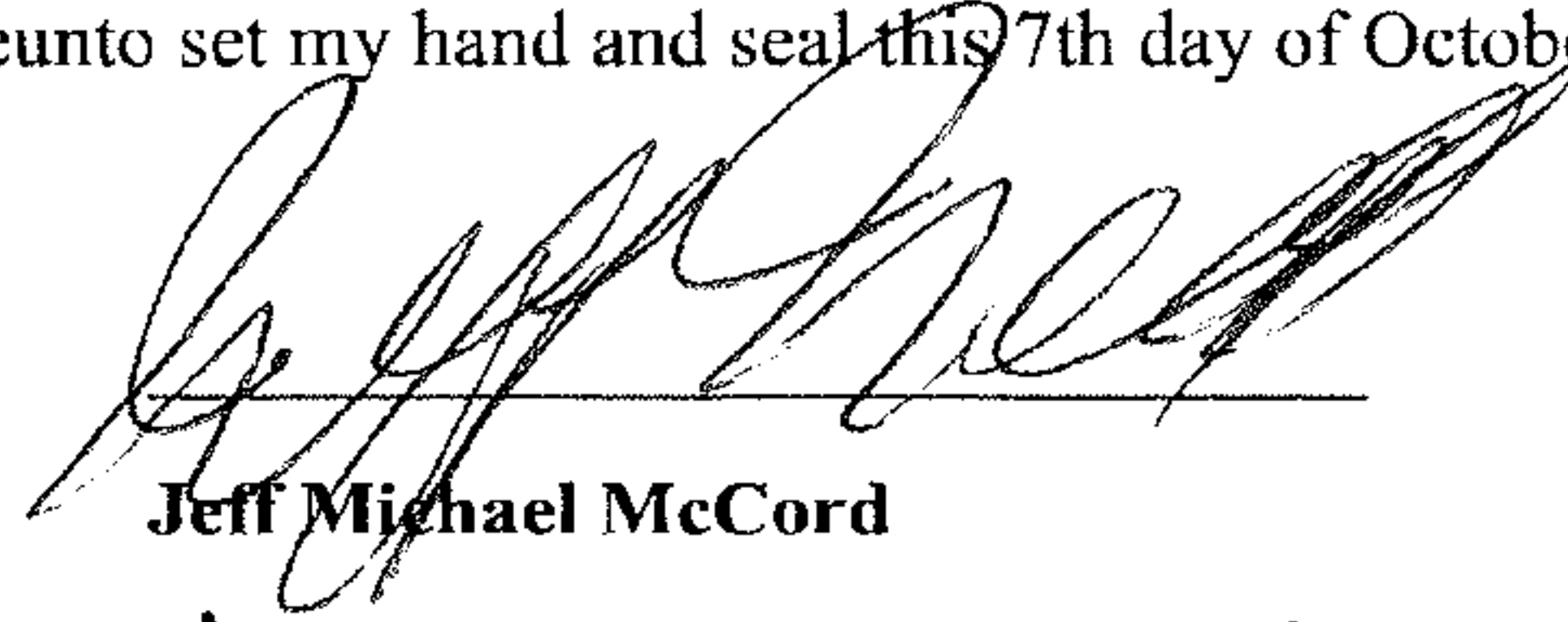
SUBJECT TO ALL MATTERS OF RECORD

\$191,468.00 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of October, 2025.


Jeff Michael McCord

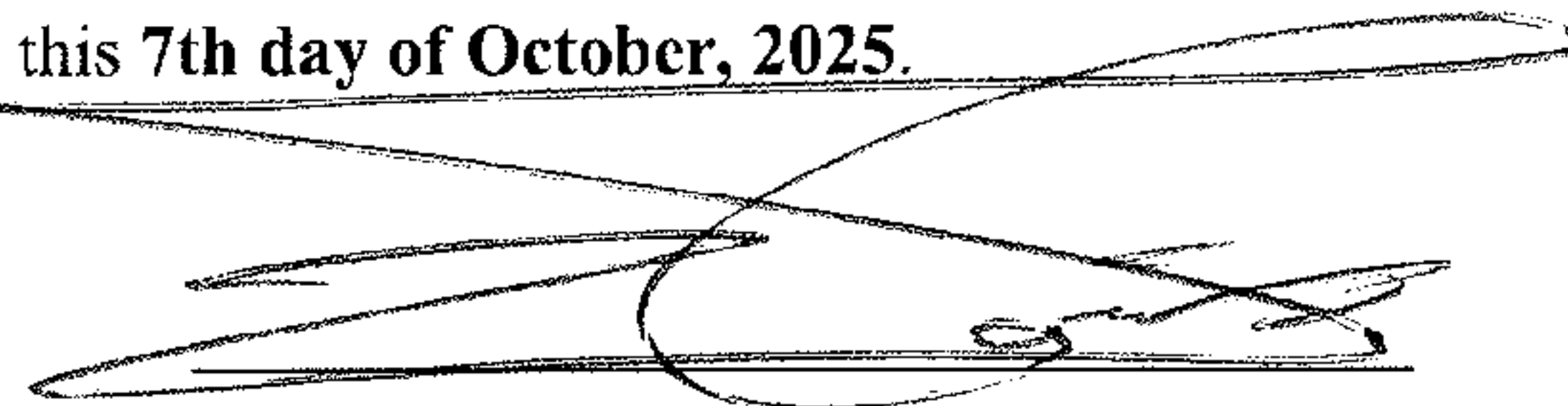

Linna Mae McCord

STATE OF ALABAMA

COUNTY OF JEFFERSON

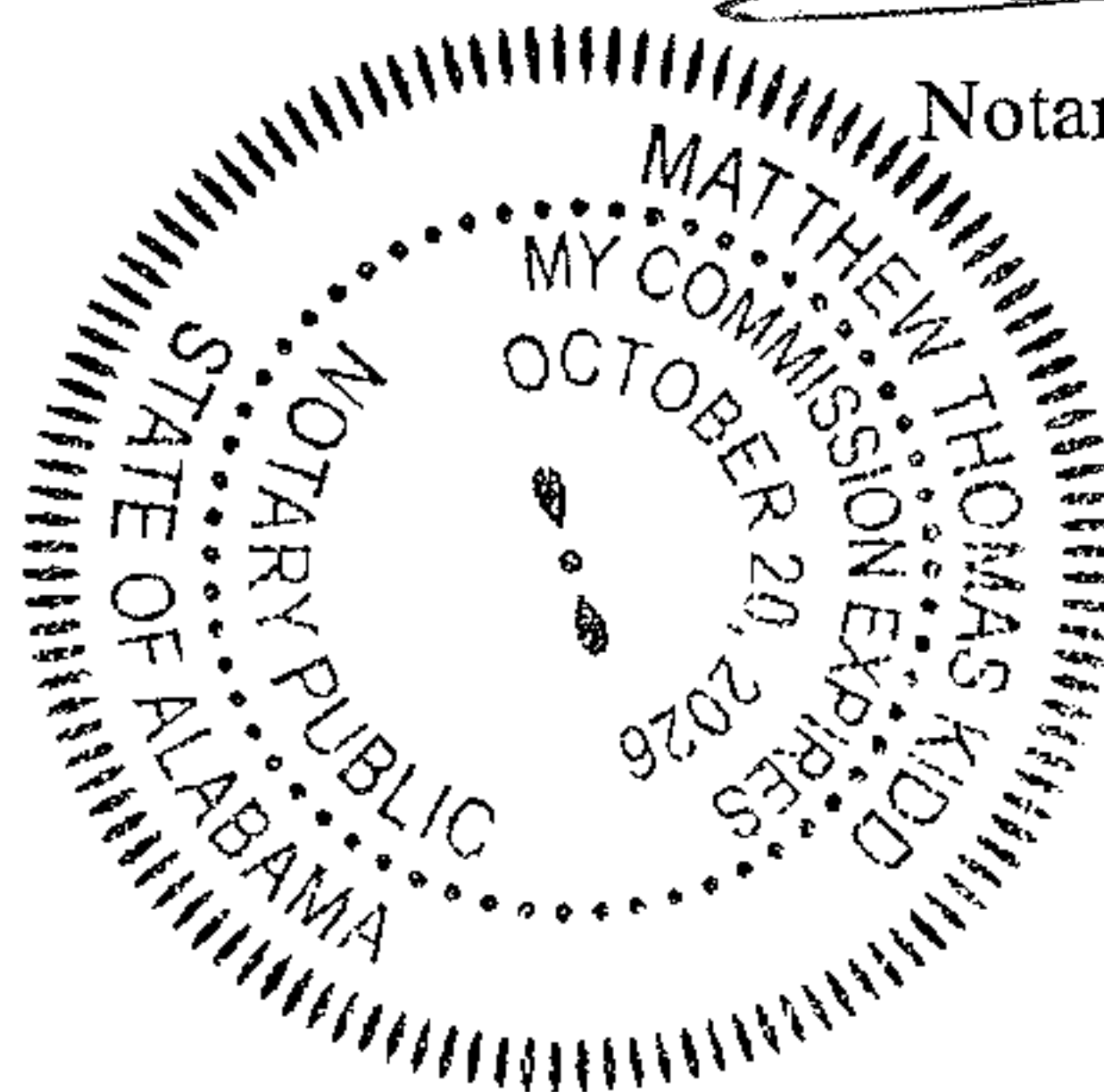
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jeff Michael McCord and Linna Mae McCord**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of October, 2025.



Notary Public

My Commission Expires:



Allen S. Beyer

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

Date of Sale October 7, 2025
 Total Purchase Price \$195,000.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Form RT-1