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

Line Mare 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.

Notary Public

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

My Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/08/2025 02:24:07 PM
\$33.00 BRITTANI
20251008000310840

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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>Jeff Michael McCord</u> Mailing Address <u>142 Mack Miller Drive</u>	Grantee's Name	Connor Mattison Pelham, Tiffany Jane Pelham, and Steven Mark
Weogufka, AL 35183 Property Address 1701 Morning Sun Drive Meadowbrook, AL 35242	Mailing Address	Pelham 1701 Morning Sun Drive Meadowbrook, AL 35242
	Date of Sale Total Purchase Pri Or	October 7, 2025 ce \$\$195,000.00
	Actual Value Or	\$
	Assessor's Market	Value \$
The purchase price or actual value claimed on this form can be one) (Recordation of documentary evidence is not required) Bill of Sale Sales Contract Other: X Closing Statement		ving documentary evidence: (check
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.		
Instruc	tions	
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 informaturther understand that any false statements claimed on this for Code of Alabama 1975 § 40-22-1 (h).		
Date: October 7, 2025	Print: MCULE	la Richardson
Unattested	Sign /	
(verified by)	(Grantor/Gra	antee/ Owner/Agent) circle one Form RT-1