

Send Tax Notice to:
Karly L. Warren and Matthew Ray
Warren
1220 Tower Lane
Hoover, AL 35244

***THIS INSTRUMENT PREPARED
WITHOUT THE BENEFIT OR OPINION OF
TITLE. PREPARER MAKES NO
WARRANTIES AS TO THE ACCURACY
OF THE CONTENTS WITHIN THIS
INSTRUMENT***

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

STATE OF ALABAMA
COUNTY OF SHELBY

ASSESSED VALUE: \$680,900.00
1/3 interest conveyed (\$226,997.00)

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TEN DOLLARS (\$10.00)** and other good and valuable consideration, in hand paid to the undersigned **Matthew Warren and Karly Louise Warren, a married couple, and Joseph Steven O'Donnell, a married person (herein referred to as "Grantor," whether one or more)**, whose mailing address is

1220 Tower Lane, Hoover, AL 35244

by **Matthew Warren and Karly Louise Warren, (herein referred to as "Grantee," whether one or more)**, whose mailing address is

1220 Tower Lane, Hoover, AL 35244

the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby remise, release, and quitclaim unto Grantee all right, title, and interest that Grantor has to the following described real property, which has a mailing address of **1220 Tower Lane, Hoover, AL 35244**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

The property herein conveyed does not constitute the homestead of Joseph Steven O'Donnell, nor that of his spouse, neither is it contiguous thereto.

TO HAVE AND TO HOLD to the said **Matthew Warren and Karly Louise Warren, as joint tenants with right of survivorship**, and Grantee's 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 of 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.

IN WITNESS WHEREOF, I(We) have hereunto set my(our) hand(s) and seal(s) this 26 day of September, 2025.

Matthew Warren
Matthew Warren

Karly Louise Warren
Karly Louise Warren

Joseph Steven O'Donnell
Joseph Steven O'Donnell

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Matthew Warren, Karly Louise Warren, and Joseph Steven O'Donnell, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of September, 2025.

Sandy F. Johnson
Notary Public
My Commission Expires: 01/09/2027

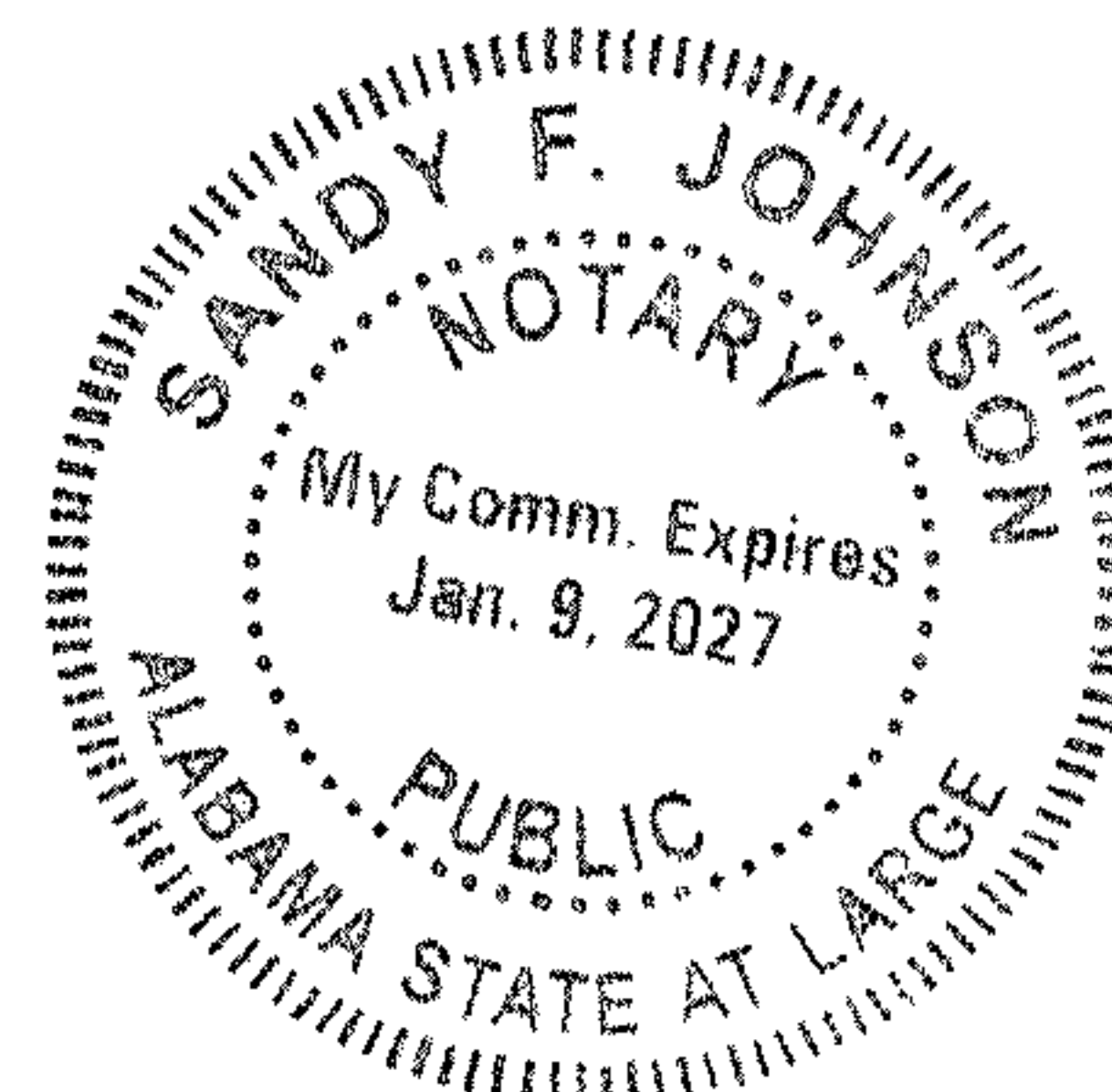


EXHIBIT A

Property 1:

Lot 1760, according to the Final Plat of the Subdivision of Blackridge South, Phase 7, as recorded in Map Book 56, Page 96A, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2025 10:00:15 AM
\$256.00 JOANN
20251009000311540

Allie S. Bayl