

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE LEGAL DESCRIPTION CONTAINED HEREIN. THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH UTILIZING THE LEGAL DESCRIPTION PROVIDED BY GRANTOR.

This document prepared by:
John Bahakel, Attorney
2131 12th Avenue North
Birmingham, Alabama 35234

Send Tax Notice To:
LaVerne Steenwyk, Karen Steenwyk
215 Hidden Creek Parkway
Pelham, Alabama 35124

WARRANTY DEED
JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

This Deed made this 1st day of April , 2024, by LaVerne Steenwyk and Karen Steenwyk, hereinafter called the grantors (whether one or more), whose address is: 215 Hidden Creek Parkway, Pelham, Alabama 35124, to LaVerne Steenwyk, Karen Steenwyk and Chad Steenwyk, whose address is: 215 Hidden Creek Parkway, Pelham, Alabama, hereinafter called the grantees (whether one or more),

WITNESSETH: That said grantors, for and in consideration of the sum of Ten Dollars and no cents (\$10.00)* and other good and valuable considerations, the receipt whereof is hereby acknowledged, We, LaVerne Steenwyk and Karen Steenwyk, husband and wife (the “grantors”, whether one or more) do, grant, bargain, sell, aliens, remises, release, convey and confirms unto LaVerne Steenwyk, Karen Steenwyk and Chad Steenwyk,, (the “grantees”, whether one or more), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 215, according to the Survey of Phase Two, Hidden Creek III, as recorded in Map Book 26, Page 124, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, rights of way, covenants, encumbrances, mineral and mining rights of record, if any.

*Note: One-third the Tax Assessor Value of the property is \$77,333.33
Source of Title: Instrument #: 20090326000111080

Note: It is the intent of grantor to add a son as a joint owner of this property with survivorship.

To have and to hold, to 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 that one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.

And said grantors do for themselves, their heirs and assigns covenant with the said grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

In witness whereof, we have hereunto set our hands and seals this 10th day of October, 2025

LaVerne Steenwyk (Seal)
LaVerne Steenwyk

Karen Steenwyk (Seal)
Karen Steenwyk

State of Alabama
County of Jefferson

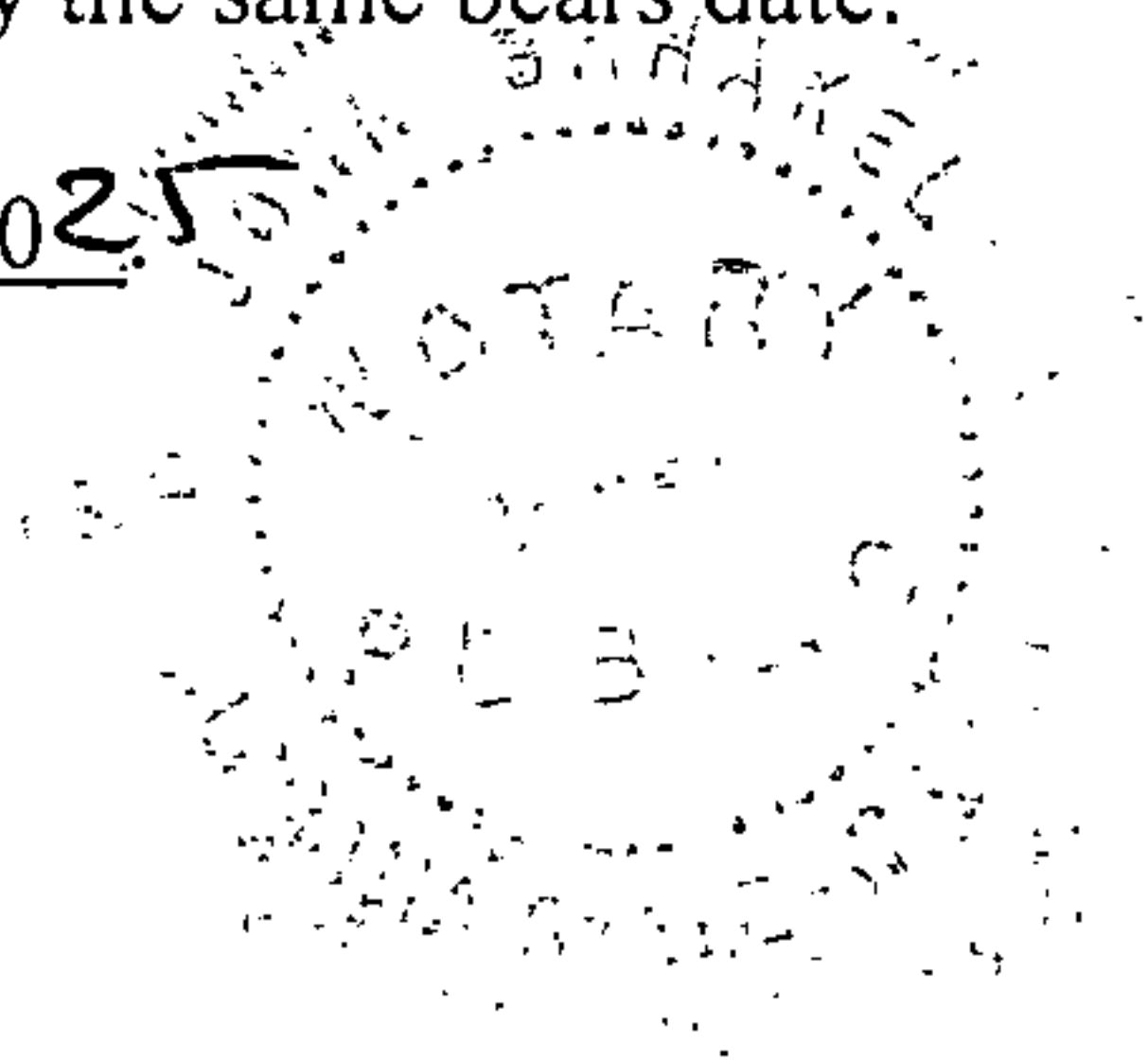
General Acknowledgment

Shelby County, AL 10/13/2025
State of Alabama
Deed Tax: \$77.50

I, the undersigned, a Notary Public for the State of Alabama at Large, hereby certify that LaVerne Steenwyk and Karen Steenwyk, whose name(s) is/are signed to the foregoing conveyance and who are known to me or otherwise presented proof of his/her/their identity(ies), acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 10th day of October, 2025

[Signature]
Notary Public
My Commission Expires: 09/10/2028



Real Estate Sales Validation Form

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

Grantor's Name LAVERNE & KARL STEENWYK
Mailing Address 215 HIDDEN CREEK PKWY
PELHAM, AL 35124

Grantee's Name LAVERNE KARL & CHAD
Mailing Address 215 HIDDEN CREEK PKWY
PELHAM AL 35124

Property Address 215 HIDDEN CREEK PKWY
PELHAM, AL 35124

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

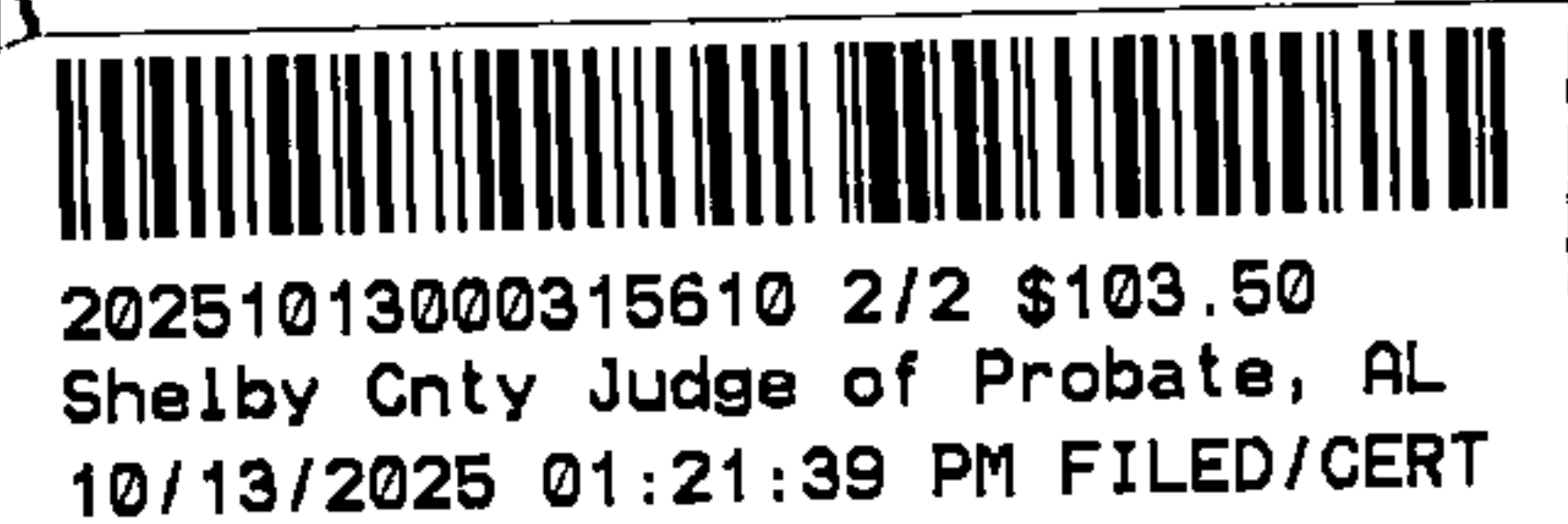
or

Assessor's Market Value \$ 1/3 = 77,333

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
☐ 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 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 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 10/13/25

Print CHAD STEENWYK

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1