

SEND TAX NOTICE TO:

Patrick William Priest and Riley Priest
2058 Lakeview Lane
Birmingham, AL 35244

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED SEVEN THOUSAND AND 00/100 (\$407,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **James DeBoer and Debbie M. DeBoer, husband and wife**, whose address is 170 Brookgreen Lane, Indian Springs Village, AL 35124 (hereinafter "Grantor", whether one or more), by **Patrick William Priest and Riley Priest**, whose address is 2058 Lakeview Lane, Birmingham, AL 35244 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Patrick William Priest and Riley Priest, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 2058 Lakeview Lane, Birmingham, AL 35244 to-wit:**

Lot 24, according to the Survey of Valdawood, as recorded in Map Book 8, Page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

James DeBoer (Grantor herein) is also known as James J. DeBoer and James L. DeBoer, he being one and the same person as James L. DeBoer, grantee in that deed recorded on 07/02/1999 in Inst. # 1999-27910, in the Probate Office of Shelby County, Alabama.

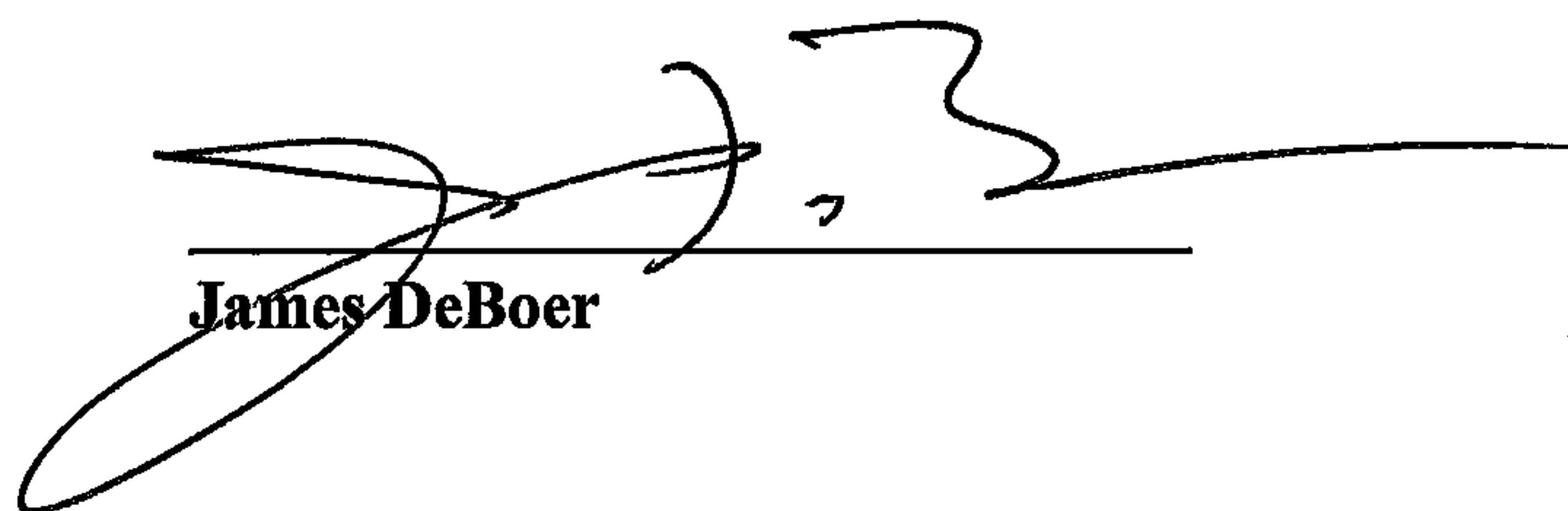
Debbie M. DeBoer (Grantor herein) is also known as Debi DeBoer, she being one and the same person as Debbie M. DeBoer, grantee in that deed recorded on 07/02/1999 in Inst. # 1999-27910, in the Probate Office of Shelby County, Alabama.

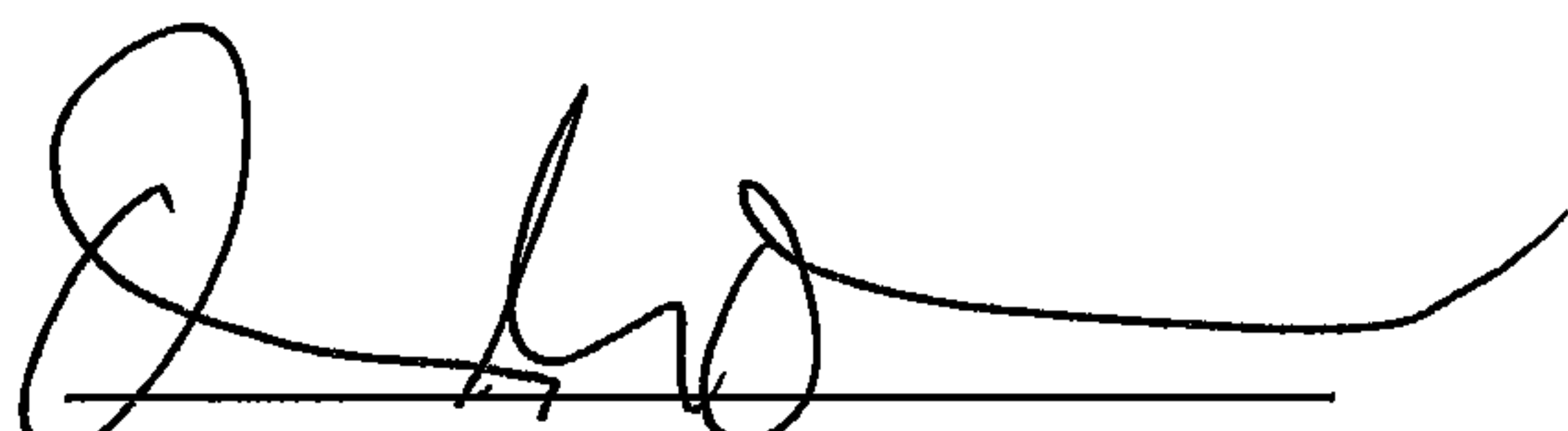
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$325,600.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of October, 2025.


James DeBoer

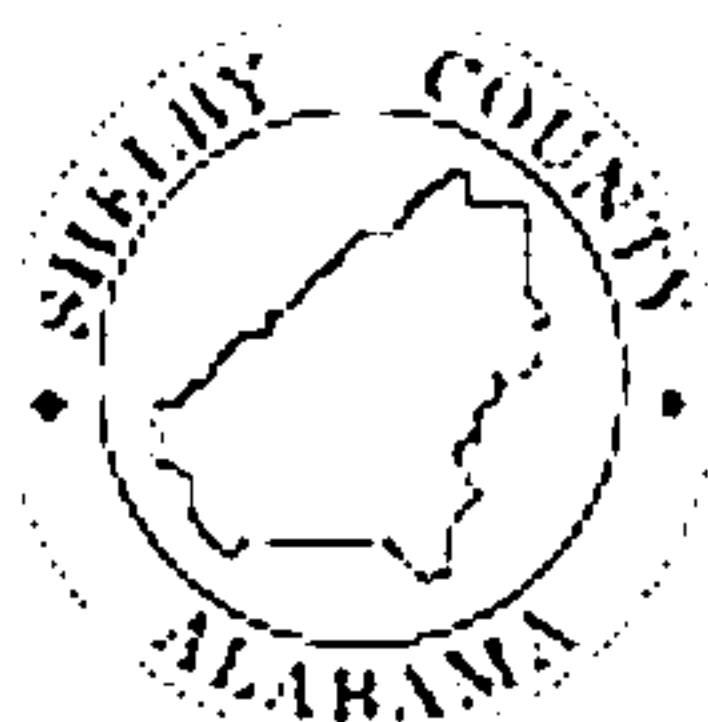
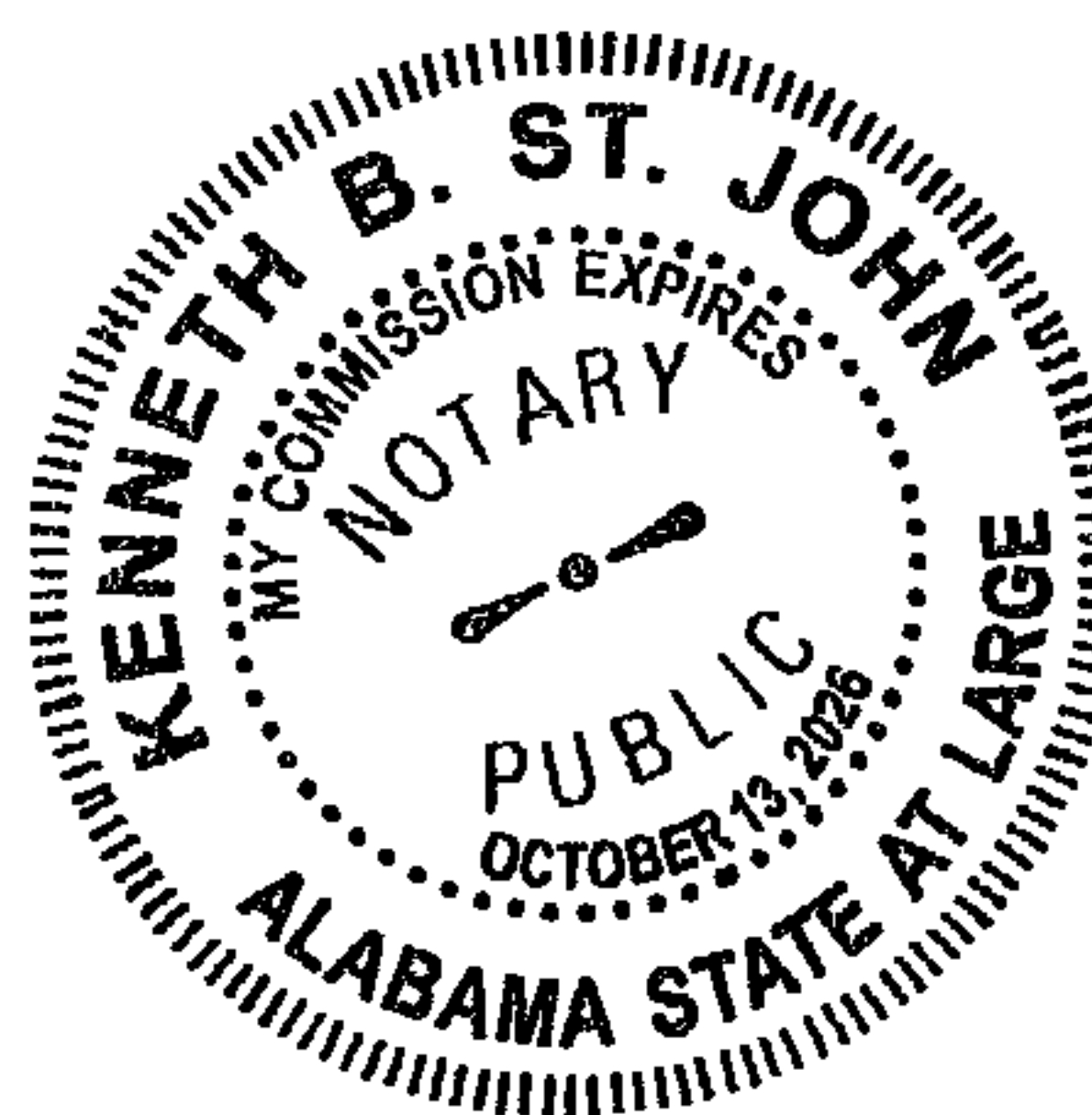

Debbie M. DeBoer

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **James DeBoer and Debbie M. DeBoer** 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 20th day of October, 2025.


Notary Public
Print Name: Kenneth B. St John
My Commission Expires: 10/13/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2025 12:18:38 PM
\$110.50 JOANN
20251021000323200

