

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Michael P. Britton and Kinisha Britton
43520 Highway 25
Vincent, AL 35178

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Sixty-Five Thousand Nine Hundred And No/100 Dollars (\$265,900.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Salvatore Babinelli and Kathy Babinelli, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Michael P. Britton and Kinisha Britton (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at a point where the East right of way line of Alabama Highway No. 25 crosses the North line of the Southwest 1/4 of the Northwest 1/4 of Section 11, Township 19, Range 2 East and run thence South along the East right of way line of said Highway 25 a distance of 130 feet to an iron stob, being the Southwest corner of the Roy E. Lee Lot, said point also being the point of beginning of the lot herein conveyed; thence run East and parallel with the North line of said 1/4-1/4 section a distance of 260 feet to a point; thence run in a Southerly direction a distance of 113 feet to a point; said point being 260 feet East of the right of way line of said Highway 25; thence run in a Westerly direction parallel with the North line of said 1/4-1/4 section a distance of 260 feet to a point on the East right of way line of said Highway 25; thence run North along said East right of way line of said Highway 25 a distance of 125 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to a 30 foot easement for an alley across the East side of the property.

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.

Kathy Babinelli is one and the same as Kathy Brasher, grantee, in that certain Warranty Deed recorded in Instrument # 20200526000207440.

Subject to a third party mortgage in the amount of \$261,083.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, 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 a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 30th day of October, 20 25.

Salvatore Babinelli
Salvatore Babinelli

Kathy Babinelli
Kathy Babinelli

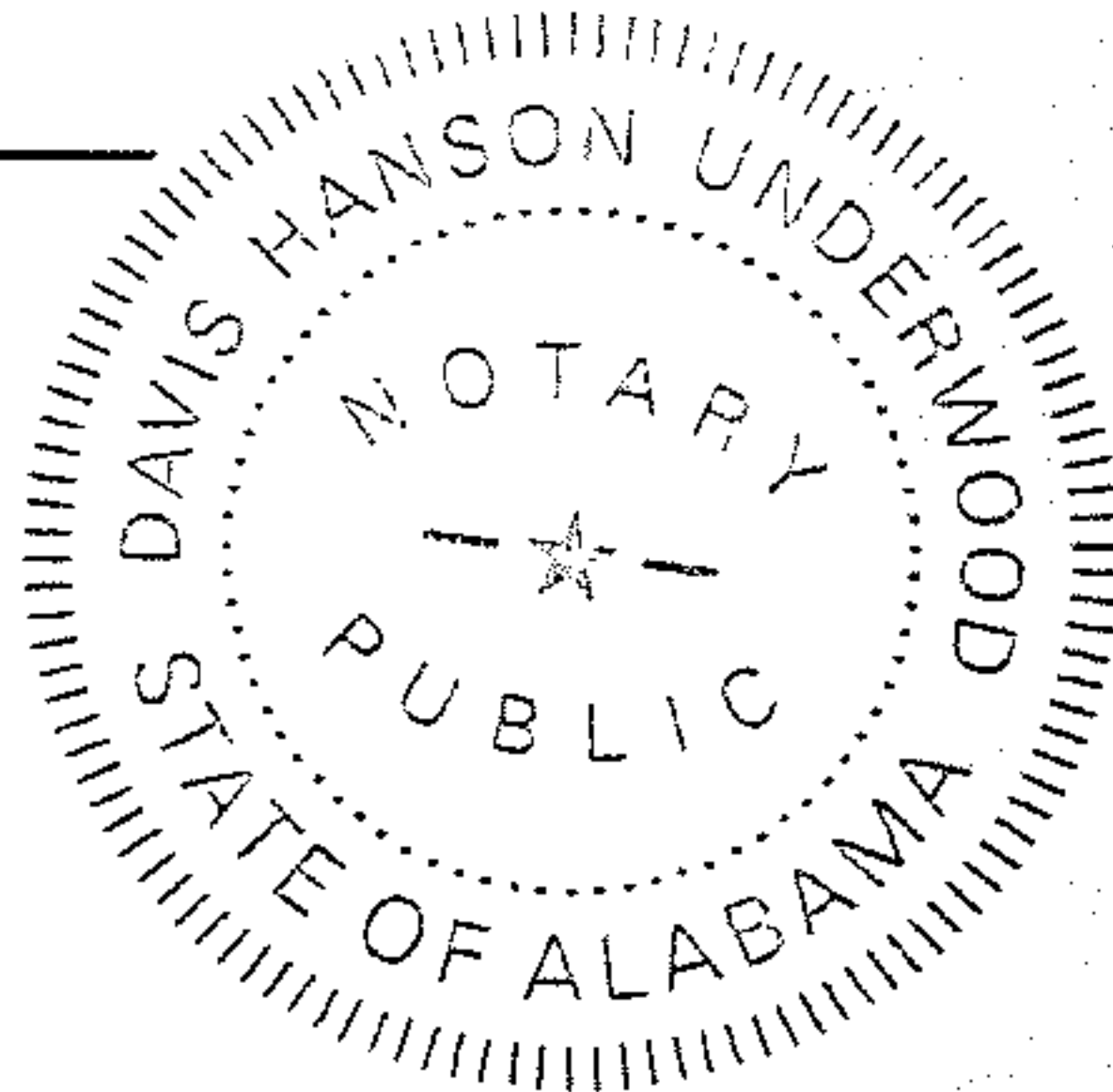
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Salvatore Babinelli and Kathy Babinelli whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, 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 on this 30th day of October, 20 25.

Notary Public

My commission expires: 07-24-21



Real Estate Sales Validation Form

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

Grantor's Name	Salvatore Babinelli and Kathy Babinelli	Grantee's Name	Michael P. Britton and Kinisha Britton
Mailing Address	43520 Hwy 25 Vincent, AL 35178	Mailing Address	43520 Highway 25 Vincent, AL 35178
Property Address	43520 Highway 25 Vincent, AL 35178	Date of Sale	October 30, 2025
		Total Purchase Price	\$265,900.00
		or	
		Actual Value	\$ _____
		or	
		Assessor's Market Value	\$ _____

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

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.

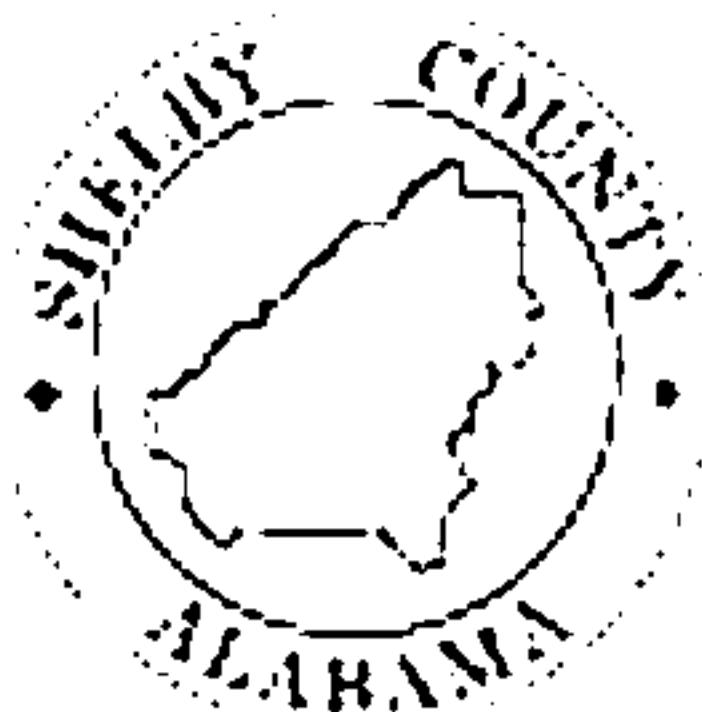
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: October 30, 2025

Sign _____

Agent



Validation Form

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/31/2025 09:14:52 AM
 \$37.00 JOANN
 20251031000333840

Allen S. Bayl