

SEND TAX NOTICE TO:
Landon Karp and Haley Frankham
3713 Cumberland Trace
Birmingham, Alabama 35242

This instrument was prepared by:
Edward Reisinger
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of **Four Hundred Thirty Five Thousand dollars & no cents (\$435,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

Brian Brooks and Meredith Ann Acosta, husband and wife

(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

Landon Karp and Haley Frankham

(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 19, ACCORDING TO THE SURVEY OF MEADOW BROOK, SECOND SECTOR, SECOND PHASE AS RECORDED IN MAP BOOK 7, PAGE 130 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$413,250.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Subject to:

Taxes for the year 2025 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Map Book 7, Page 130.

Restrictive covenants as set forth in Misc. Book 21, Page 742, amended in Misc. Book 29, Page 929.

Right-of-Way to Alabama Power Company and South Central Bell recorded in Deed Book 318, Pages 412, 414 and 416.

Option to Southern Natural Gas Company recorded in Volume 146, Page 301.

Right-of-Way to Alabama Power Company recorded in Deed Book 146, Page 391.

Easement - Distribution Facilities recorded on 03/20/2023 in Instrument No. 20230320000075780.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), **November 4, 2025**.



Brian Brooks (Seal)



Meredith Ann Acosta (Seal)

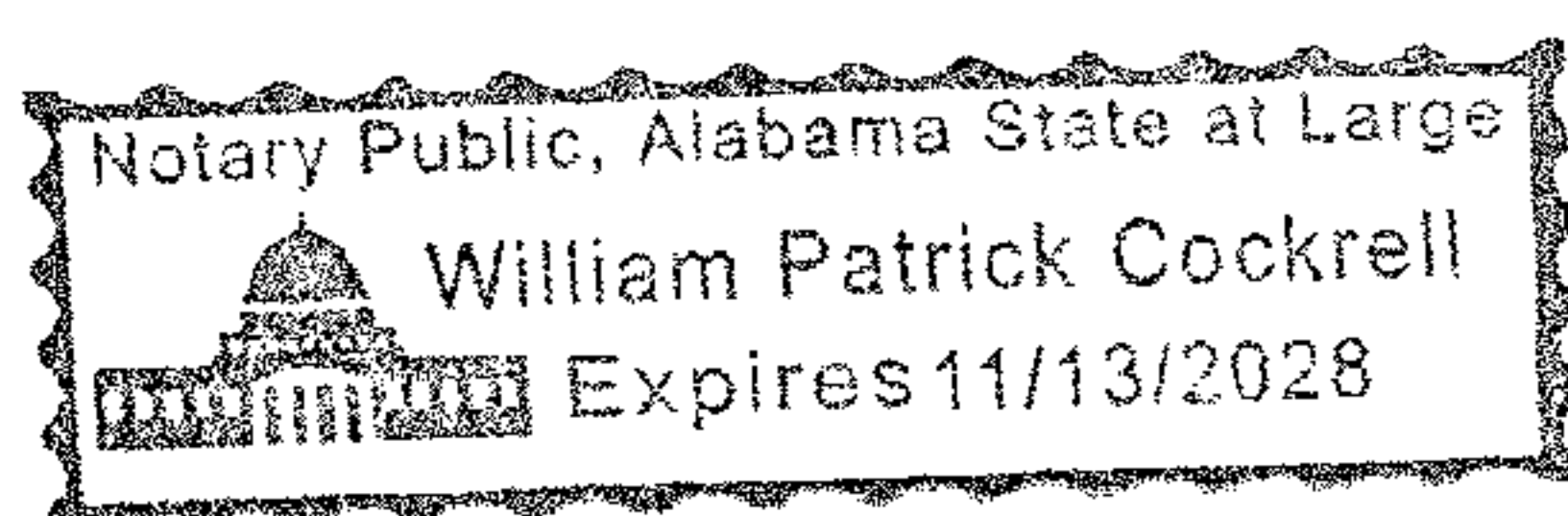
STATE OF ALABAMA

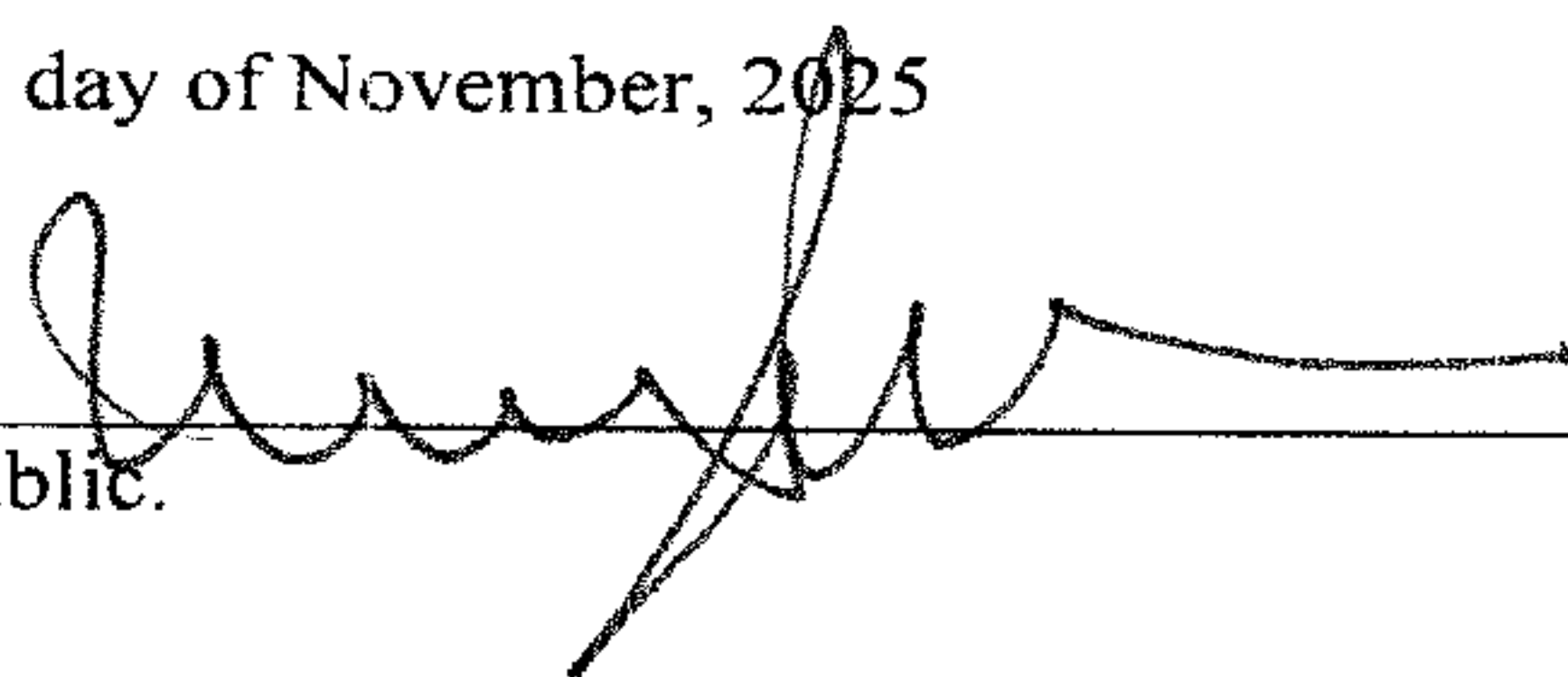
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Brian Brooks and Meredith Ann Acosta, husband and wife**, 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 have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of November, 2025

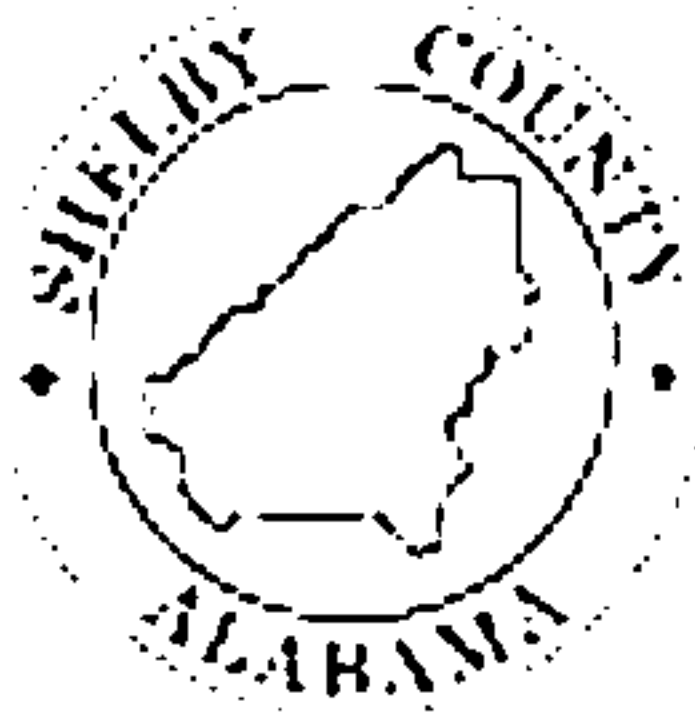




Notary Public.

(Seal)

My Commission Expires: _____



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/05/2025 10:28:05 AM
 \$50.00 JOANN
 20251105000339460

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Brian Brooks and Meredith Ann Acosta Grantee's Name Landon Karp and Haley Frankham

Mailing Address 11 Taylors Brook Way
 Gurley, Alabama 35748
 Property Address 3713 Cumberland Trace,
 Birmingham, Alabama 35242

Mailing Address 3713 Cumberland Trace
 Birmingham, Alabama 35242
 Date of Sale 11/04/2025

Total Purchase Price \$435,000.00

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
 X _____ 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's curreny 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 responsibiliy of valuing proeprty 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 11-4-2025

Print Landon Karp

Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one