

2025110000345290
11/10/2025 01:20:37 PM
DEEDS 1/3

This Instrument was Prepared by:

Send Tax Notice To: Eddie Dotson
Cynthia Dotson

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: SG-17515

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Three Hundred Eighty Two Thousand Seven Hundred Dollars and No Cents (\$382,700.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Kenneth Ray Kauffman and Ashley Nichole Kauffman**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eddie Dotson and Cynthia Dotson**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

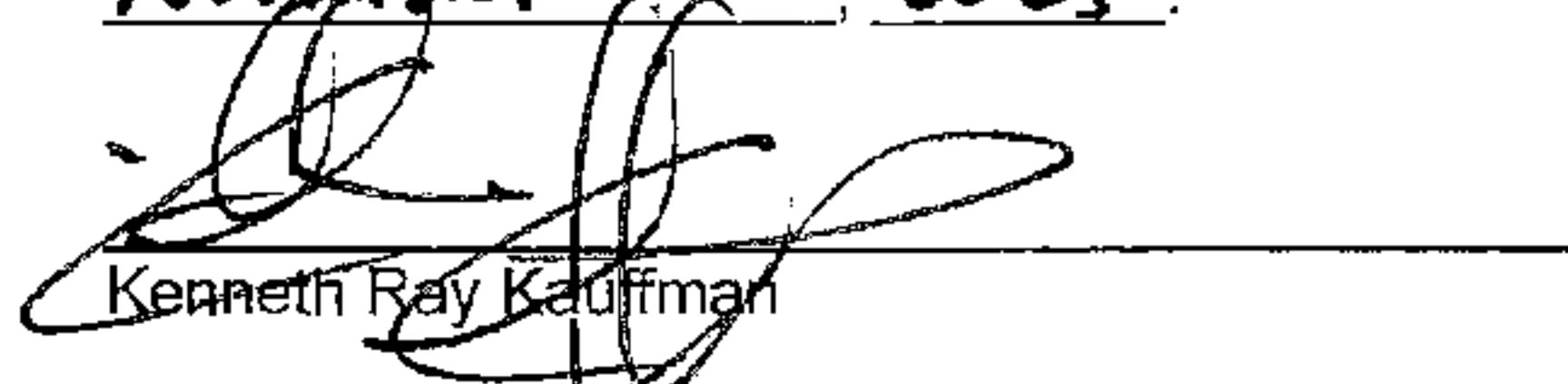
Property may be subject to taxes for 2026 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

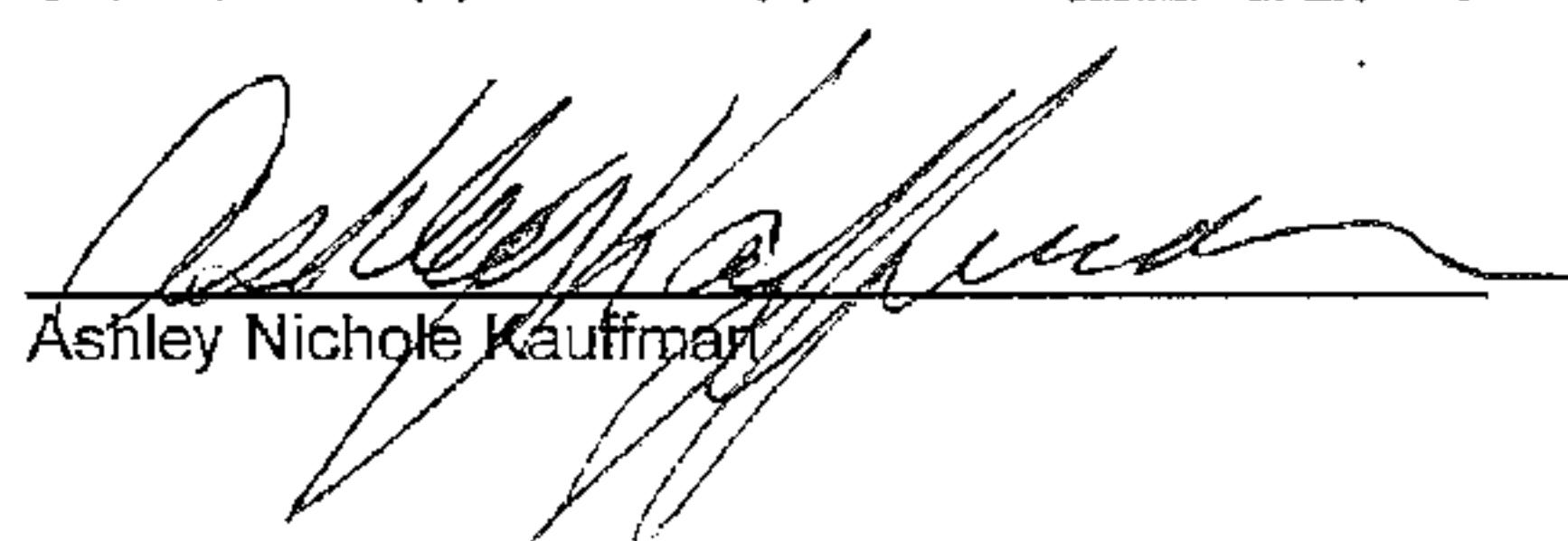
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of November, 2025.


Kenneth Ray Kauffman

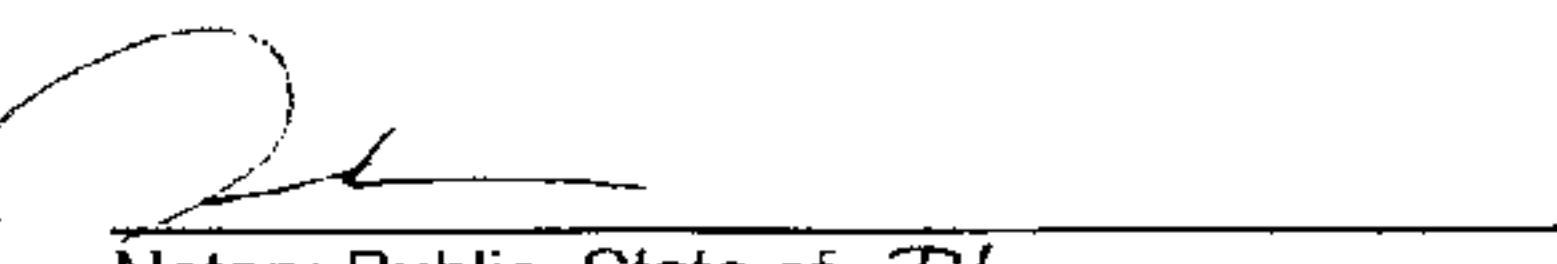

Ashley Nichole Kauffman

State of IL

County of Shelby

I, Donna Hinkle, a Notary Public in and for the said County in said State, hereby certify that Kenneth Ray Kauffman and Ashley Nichole Kauffman, 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 this the 4th day of November, 2025


Notary Public, State of IL

My Commission Expires: 10/15/2028

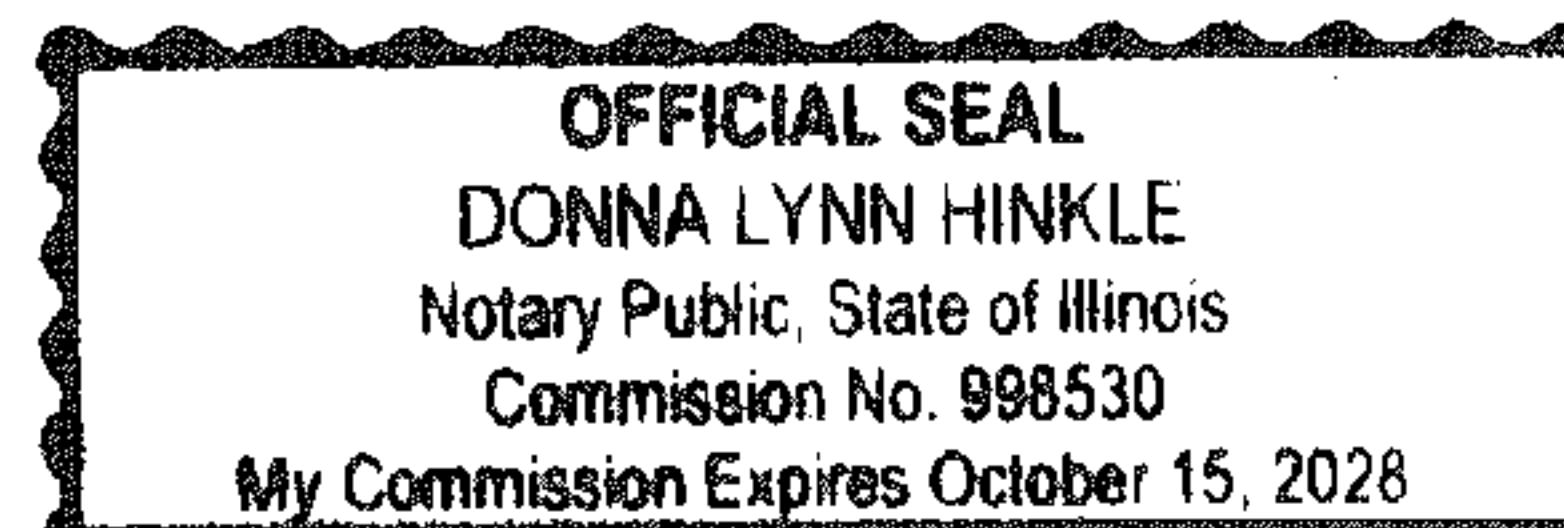


Exhibit A

Begin at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 22, Township 22 South, Range 3 West in Shelby County, Alabama; thence run South along the East line of said Quarter-Quarter 631.49 feet; thence turn right 122 degrees 16 minutes Northwesterly 539.34 feet to the Easterly right of way of Shelby County Highway #16; thence turn right 99 degrees 46 minutes Northeasterly along said right of way 297.14 feet; thence turn left 1 degrees 41 minutes Northeasterly along said right of way 262.21 feet; thence turn right 91 degrees 03 minutes Southeasterly 116.76 feet to the point of beginning.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/10/2025 01:20:37 PM
\$411.00 PAYGE
2025111000345290**

Allison S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Kenneth Ray Kauffman <u>Ashley Nichole Kauffman</u>	Grantee's Name	Eddie Dotson <u>Cynthia Dotson</u>
Mailing Address	<u>7250 Telstar Rd.</u> <u>Riverton, IL 62561</u>	Mailing Address	<u>4497 Hwy 61</u> <u>Bluffton, AL 36015</u>
Property Address	<u>1900 Spring Creek Rd.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>November 05, 2025</u>
		Total Purchase Price	<u>\$382,700.00</u>
		or	
		Actual Value	<u>_____</u>
		or	
		Assessor's Market Value	<u>_____</u>

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 Appraisal
 Sales Contract Other
 Closing Statement

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 November 03, 2025

Print Kenneth Ray Kauffman

Unattested

(verified by)

~~(Grantor/Grantee/Owner/Agent) circle one~~

Form RT-1