

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:
Craig W. Courtney and Kathleen T.
Courtney
1911 Shelby Springs Rd
Columbiana, AL35051

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **SIX HUNDRED EIGHTY EIGHT THOUSAND AND 00/100 DOLLARS (\$688,000.00**
) to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Linda J. Danzey and Larry L. Danzy, a married couple

(herein referred to as Grantor) do hereby grant, bargain, sell and convey unto,

Craig W. Courtney and Kathleen T. Courtney

(herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

**A parcel of land in the Northwest quarter of the Northwest quarter of Section 32, Township 21 South,
Range 1 West, more particularly described as follows:**

Beginning at a concrete monument, found at the Northwest corner of Section 32: Thence South 01 degree 54 minutes 09 seconds West a distance of 303.17 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler, RPLS 15165; thence South 89 degrees 29 minutes 00 seconds East a distance of 202.88 feet to a 3/4" rebar, found: thence South 89 degrees 15 minutes 58 seconds East a distance of 208.13 feet to a 1/2" rebar set, with a cap stamped S. Wheeler, RPLS 16165; thence South 65 degrees 15 minutes 00 seconds East, a distance of 464.30 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the North edge of a public road; thence South 36 degrees 28 minutes 00 seconds West along the North edge of said road, a distance of 40.00 feet to a 1/2" rebar set, with a cap stamped S. wheeler, RPLS 16165; thence South 28 degrees 37 minutes 10 seconds West, along the North edge of said road, a distance of 74.88 feet to a 1/2" rebar set, with a cap stamped S. wheeler, RPLS 16165; thence South 09 degrees 07 minutes 30 seconds East, along the North edge of said road, a distance of 130.20 feet to a 1/2" rebar set, with a cap stamped S. Wheeler RPLS 16165; thence South 17 degrees 36 minutes 55 seconds West, along the North edge of said road, a distance of 68.52 feet to a 1/2" rebar set, with a cap stamped S. Wheeler, RPLS, 16165; thence, South 49 degrees 07 minutes 26 seconds East, along the North edge of said road, a distance of 6.79 feet to a point on the North right of way of the Southern Railroad: thence North 40 degrees 32 minutes 34 seconds East, along the North edge of said railroad, a distance of 881.67 feet to a 1/2" rebar set, with a cap stamped S. Wheeler RPLS 16165; thence North 00 degrees 12 minutes 05 seconds East a distance of 141.87 feet to a 2" pipe, found on the north line of Section 32; thence North 89 degrees 47 minutes 55 seconds West a distance of 1332.38 feet to the Point of Beginning.

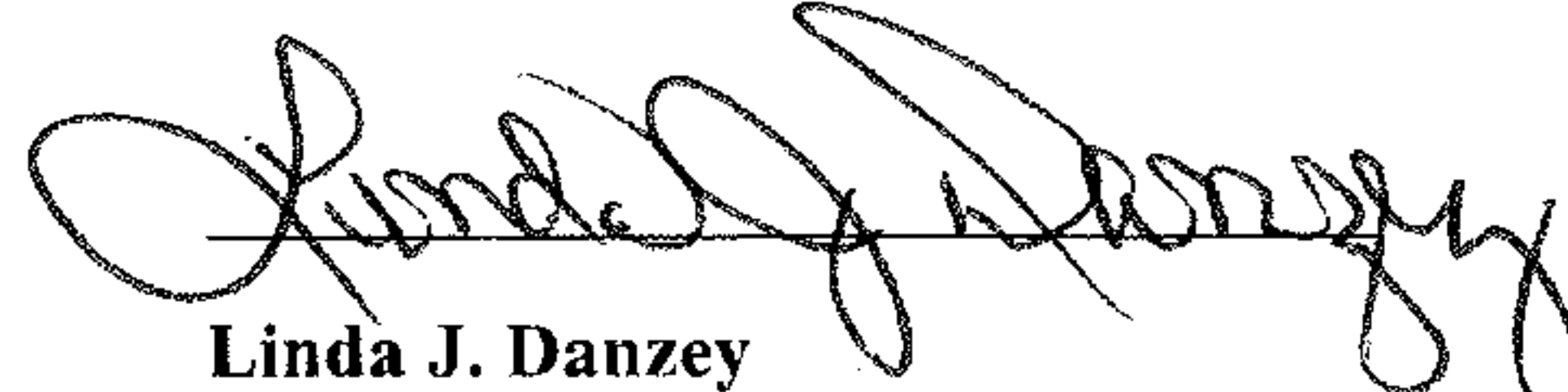
SUBJECT TO ALL MATTERS OF RECORD

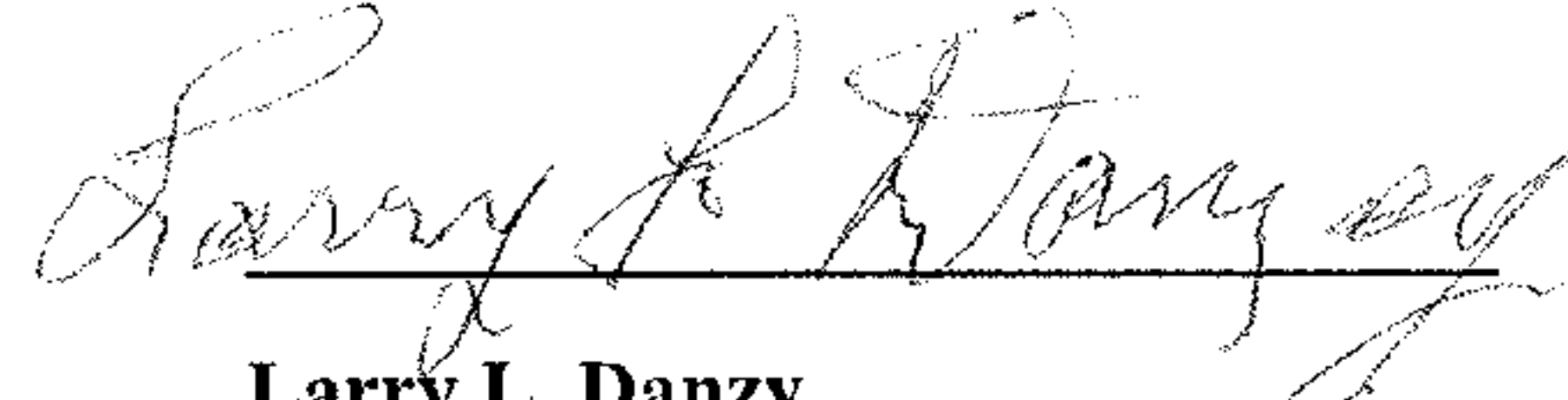
\$653,600.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, I have hereunto set my hand and seal this 26th day of November, 2025.


Linda J. Danzey


Larry L. Danzy

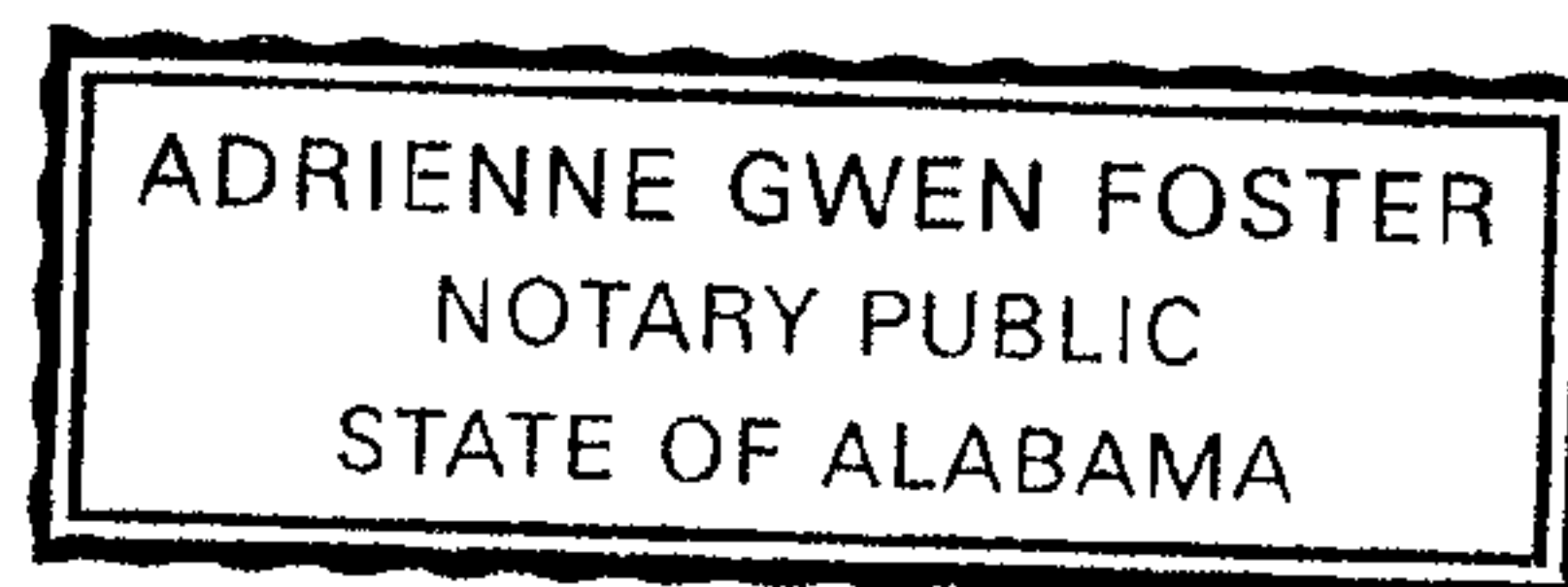
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda J. Danzey and Larry L. Danzy**, 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 **26th day of November, 2025**.


Notary Public

My Commission Expires: 4/28/29





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/02/2025 12:57:23 PM
\$62.50 KELSEY
20251202000369040

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Linda J. Danzey and Larry L. Danzy
Mailing Address 1051 Stagg Run Trail
Indian Springs, AL 35124
Property Address 1911 Shelby Springs Rd
Columbiana, AL 35051

Grantee's Name Craig W. Courtney and Kathleen T. Courtney
Mailing Address 1911 Shelby Springs Rd
Columbiana, AL 35051

Date of Sale December 1, 2025
Total Purchase Price \$688,000.00
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
- Sales Contract
- Appraisal
- 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 December 1, 2025

Print *Allen S. Boyd*

Unattested

(verified by)

Sign *Allen S. Boyd*
(Grantor/Grantee/ Owner/Agent) circle one