

**Recordation Requested By/Return to:**  
NATIONAL TITLE SERVICES, LLC  
817 WINCHESTER ROAD, SUITE 150  
LEXINGTON, KY 40505  
File No. AL-25-3836

**Send Tax Notices to:**  
LIVIU DUMITRU HAPA AND JILLANNE MARIE HAPA  
*2929 Hwy 77*  
*Columbiana, AL 35051*

**This Instrument Prepared By:**  
LYNN BYRD AL Bar No. ASB-6789-D60L  
o/b/o BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

### WARRANTY DEED

Executed this *26* day of *November* 20 *25*, for good consideration of **Thirty Thousand and 00/100 Dollars (\$30,000.00)**, I (we) **NEW MILLENNIUM CONSTRUCTION, INC. AN ALABAMA CORPORATION** whose mailing address is *237 Magentah, Columbiana, 35051*, hereby bargain, deed and convey to **LIVIU DUMITRU HAPA AND JILLANNE MARIE HAPA, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP** whose mailing address is *2929 Hwy 77, Columbiana, AL 35051* the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**APN:** 21-6-23-4-002-030-000

**Property Address:** 104 HUGHES STREET, COLUMBIANA, AL 35051

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or 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, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 26 day of November, 20 25.

**NEW MILLENNIUM CONSTRUCTION, INC. AN ALABAMA CORPORATION**

By: Johnny W Horton

Name: Johnny Wayne Horton

Title: President

State of ALABAMA )

County of SHELBY )

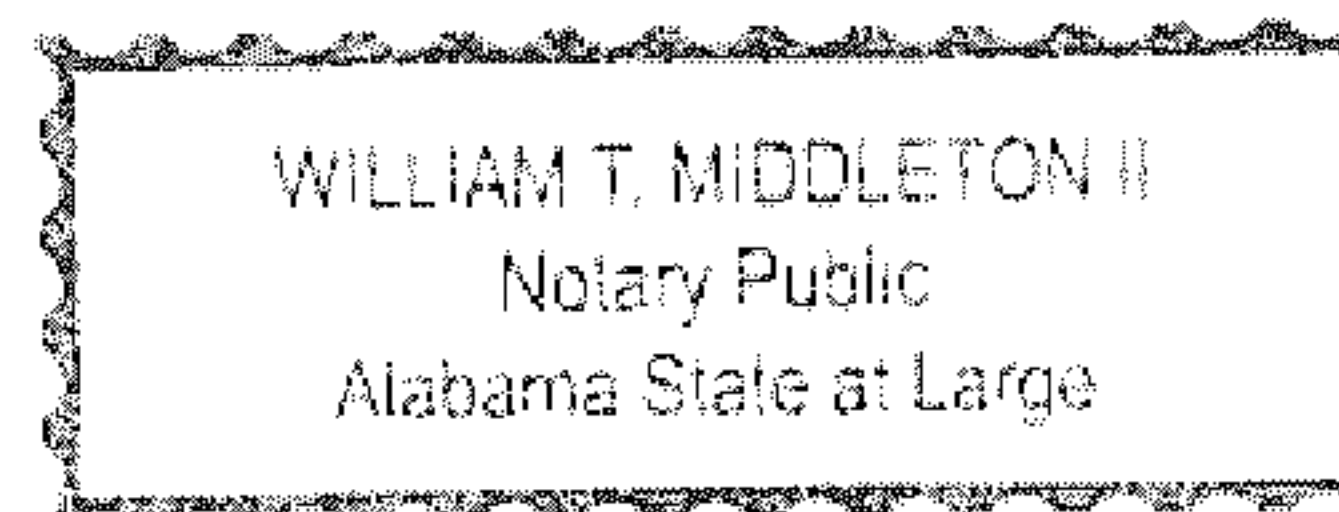
I, William T. Middleton II, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Johnny Wayne Horton, whose name as President (title) of **NEW MILLENNIUM CONSTRUCTION, INC. AN ALABAMA CORPORATION**, a corporation/limited liability company/national association/company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **NEW MILLENNIUM CONSTRUCTION, INC. AN ALABAMA CORPORATION** on the same day bears date.

Given under my hand (and official seal of office) this 26 day of November, 20 25.

William T. Middleton II

Notary Public **William T. Middleton II**

My commission expires: 7/1/2022



**EXHIBIT "A"**  
**Legal Description**

**EXHIBIT A**  
**Legal Description**

Begin at the SW corner of the SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 23, Township 21, Range 1 West, and run East along the South line of said 40 acres and along the South line of Sam Stinson lot 88 feet to the point of beginning; thence North and along the East line of said Sam Stinson lot 20 feet, more or less, to the North margin of a dirt alley; thence continue Northerly along the East Boundary of said Stinson property 150 feet to an iron stake; thence Easterly and parallel with the South boundary of Sterrett Street 135 feet; thence Southerly and parallel with the East line of said Sam Stinson lot 150 feet to a point on the North boundary of said dirt alley; thence continue Southerly along the last said course 20 feet, more or less, to a point on the south line of said SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$ , thence Westerly along the South boundary of said SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  135 feet to point of beginning. THERE IS EXCEPTED from the warranty of this transaction that certain property described above as "dirt alley".

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing AddressJohnny Wayne Horton  
New Millennium Construction Inc  
237 Magenta Ln  
Columbiana, AL 35051Grantee's Name  
Mailing AddressLivia Dumitru Hapa  
Tillanne Marie Hapa  
2929 Hwy 77  
Columbiana, AL 35051

Property Address

104 Hughes St  
Columbiana AL 35051

Date of Sale

11/26/2025

Total Purchase Price \$

30,000.00

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
- ☒ 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 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 11-26-25Print Johnny Wayne Horton☐ UnattestedSign Johnny Wayne Horton

(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/04/2025 08:34:38 AM  
\$61.00 BRITTANI  
20251204000370960

Form RT-1

eForms

Alli S. Bayl