

Prepared by:
Ed Reisienger
Kudulis, Reisinger & Price, LLC
PO Box 653
Birmingham, AL 35201

Send Tax Notice to:
Rayford Lyn Scarbrough and
Cynthia Scarbrough
208 Manoy Cove
Jackson's Gap, AL 36861

WARRANTY DEED, Joint Tenants with Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TWO HUNDRED NINETY NINE THOUSAND AND 00/100 Dollars (\$299,000.00), and other good and valuable consideration in hand paid to **Daniel Lee Merkl, Jr. and Sarah Elizabeth Merkl, a married couple** person (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Rayford Lyn Scarbrough and Cynthia Scarbrough** (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), as tenants in common with equal rights and interests during the period of their concurrent lives, with cross-contingent remainders and right of reversion to the survivor of them, in fee simple, forever, all that real property situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Forest Lakes Sector 1, as recorded in Map Book 28, Page 94, in the Probate Office of Shelby County, Alabama..

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 331, Page 262.

Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Deed Book 139, Page 127; Deed Book 236, Page 829; Deed Book 126, Page 191; Deed Book 126, Page 323; and Deed Book 124, Page 519.

Restrictions, covenants and conditions appearing of record in Instrument #2001-9358; and Instrument #2001-47360 and Supplemental Declaration of Protective Covenants recorded in Instrument # 20090116000015030 and Instrument #20140611000176250.

Right of way to Shelby County as recorded in Deed Book 228, Page 339.

Right of way granted to BellSouth Communications as recorded in Instrument # 20060324000138390.

Memorandum of Sewer Service Agreement with Double Oak Water Reclamation, LLC recorded in Instrument # 20121102000422220.

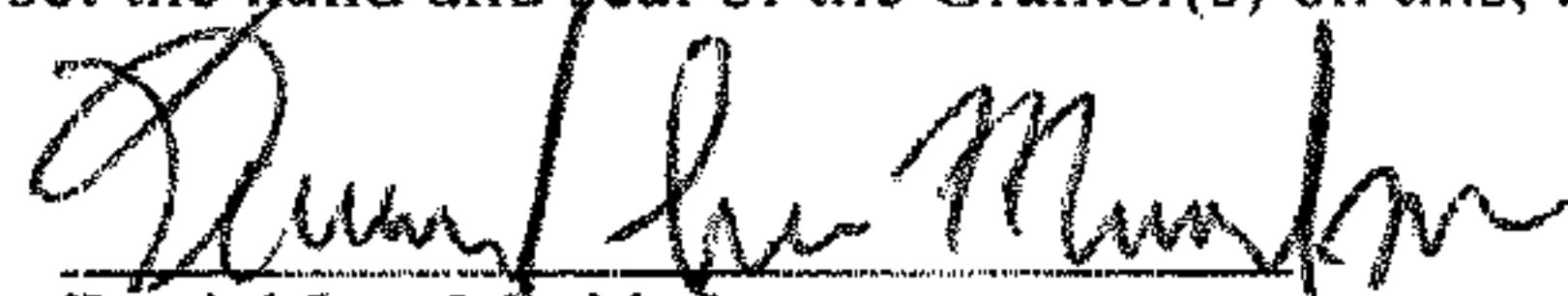
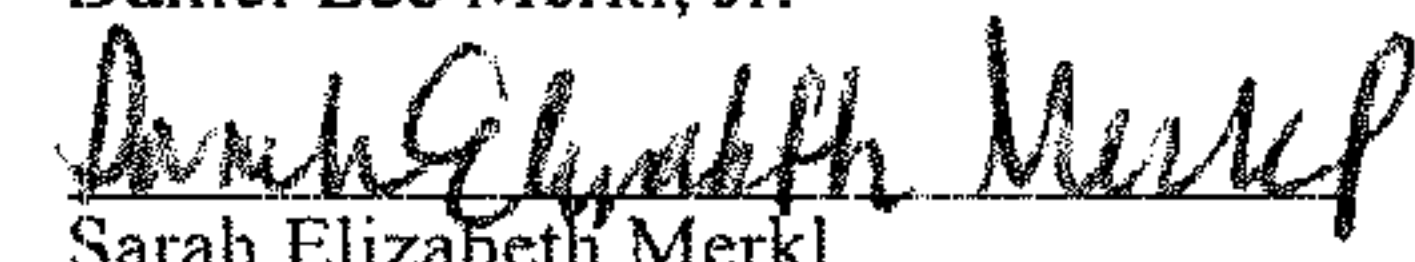
\$239,200.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances therunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s) 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 heir and assigns then the heirs and assigns of the Grantees herein shall take as tenants in common.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), the survivor of said Grantee(s), and the heirs and assigns of said survivor, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), the survivor of them, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

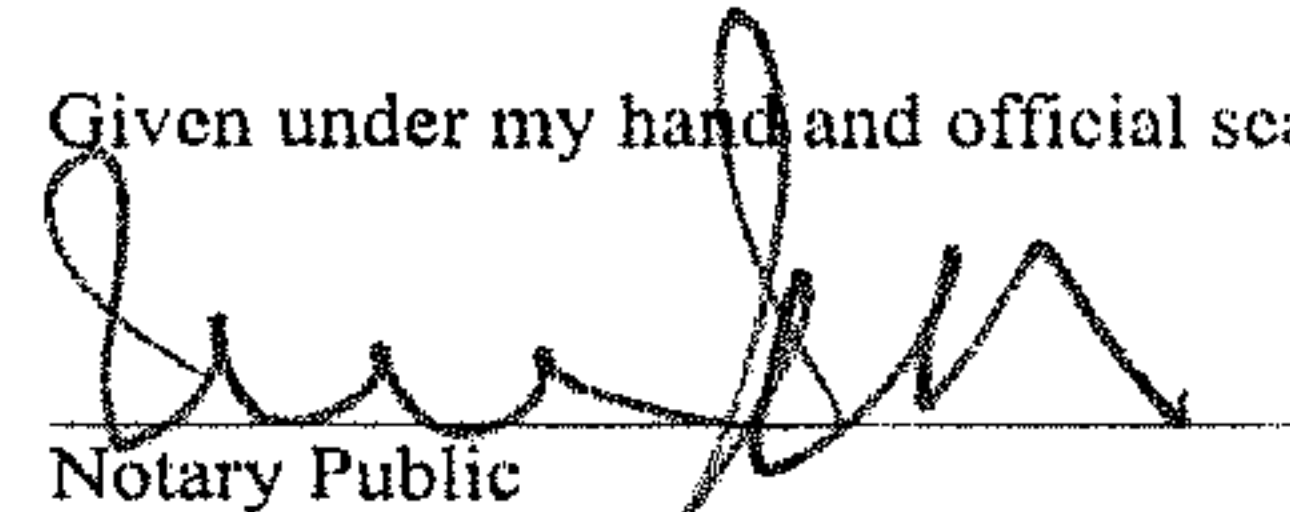
IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 5th day of December, 2025.

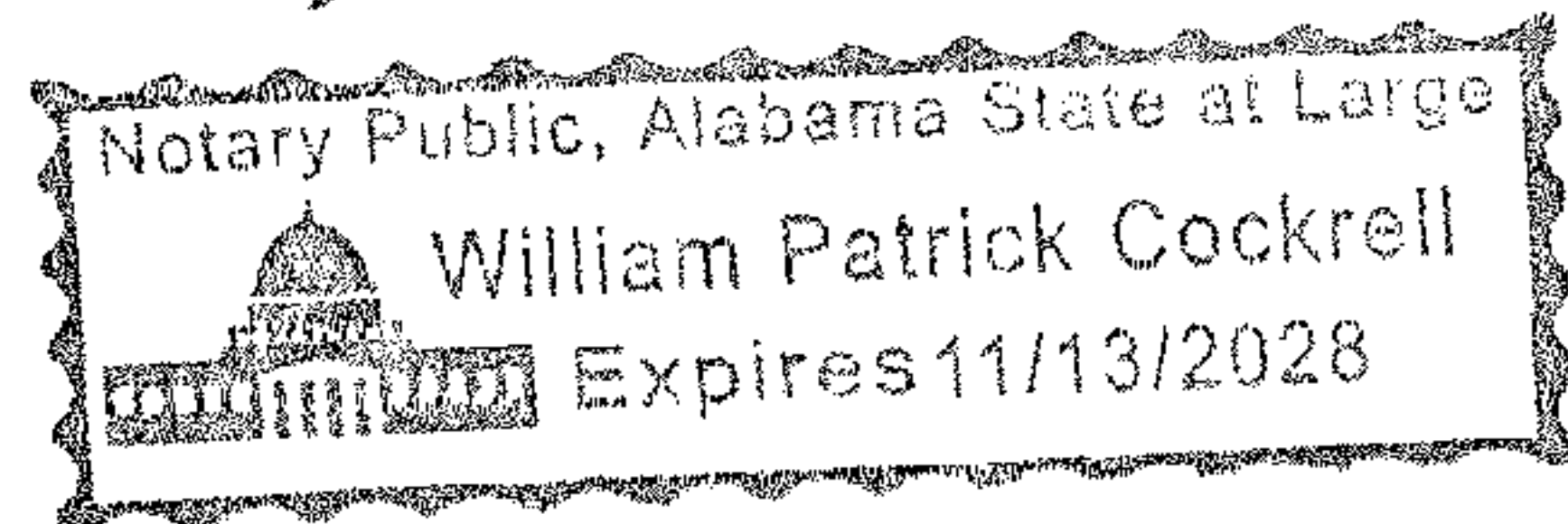

Daniel Lee Merkl, Jr.

Sarah Elizabeth Merkl

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Daniel Lee Merkl, Jr. and Sarah Elizabeth Merkl whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of December, 2025.


Notary Public
My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name	Daniel Lee Merkl, Jr. and Sarah Elizabeth Merkl	Grantee's Name	Rayford Lyn Scarbrough and Cynthia Scarbrough
Mailing Address	634 Forest Lakes Drive Sterrett, AL 35147	Mailing Address	208 Manoy Cove Jackson's Gap, AL 36861
Property Address	634 Forest Lakes Drive Sterrett, AL 35147	Date of Sale	12/05/2025
		Total Purchase Price	\$299,000.00
		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)


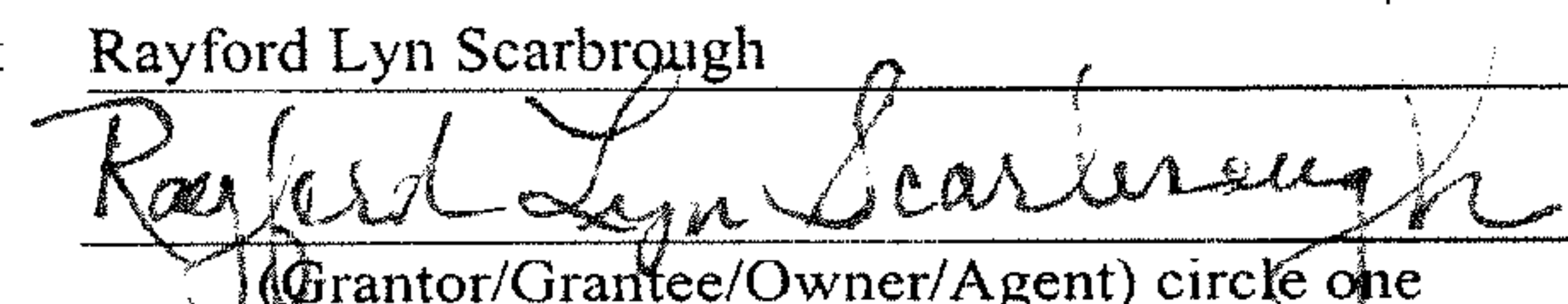
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

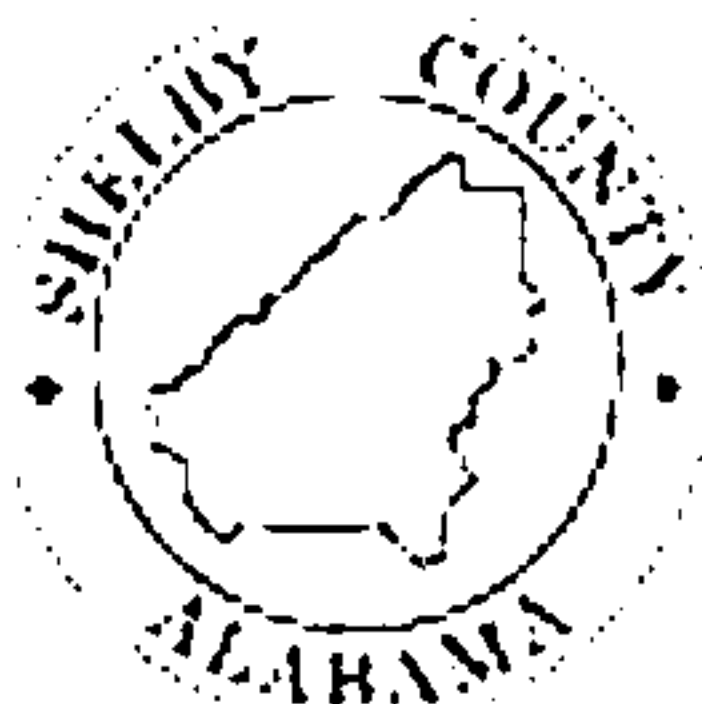
Instructions

- 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	12/5/2025	Print	Rayford Lyn Scarbrough
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/05/2025 12:51:28 PM
\$88.00 BRITTANI
20251205000372780



Alvin S. Boyd