

Send Tax Notice to:

Dakota Shane Peaster and Allison Thompson Peaster
2209 Williamsburg Dr
Pelham, Al 35124

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Ninety Nine Thousand Nine Hundred Dollars and 00/100 Dollars (\$299,900.00)**, 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 of which is acknowledged. I or we, **Brian Jason Sharp, a single man** (herein referred to as grantor, whether one or more) whose mailing address is 209 N Main Street, Columbiana, Al 35051 grant, bargain, sell and convey unto **Dakota Shane Peaster and Allison Thompson Peaster** (herein referred to as grantees) whose mailing address is

2209 Williamsburg Dr., Pelham, AL 35124
for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 2209 Williamsburg Dr., Pelham, Al 35124 to wit:

Lot 24, according to the Survey of 1st Sector to Chanda Terrace, as recorded in Map Book 9, Page 100 in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

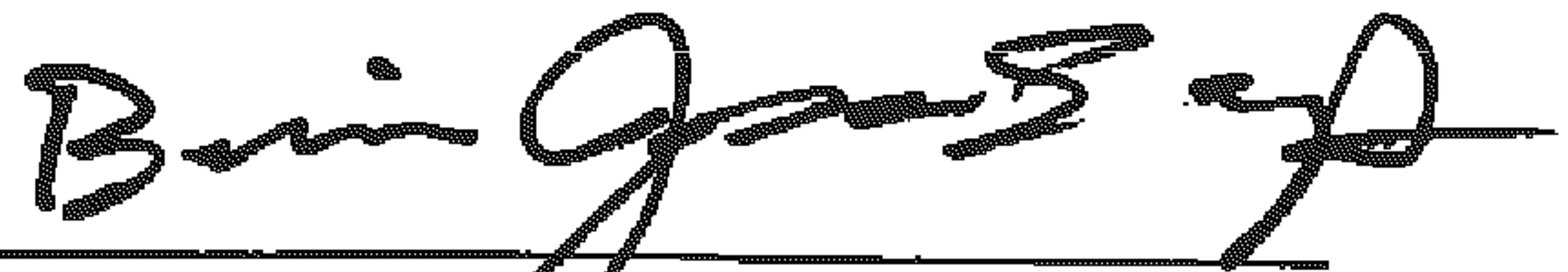
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$290,903.00 of the consideration recited above was paid from a Purchase Money Mortgage, along with a second mortgage in the amount of \$10,000.00, both of which are executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 11 day of December, 2025


 Brian Jason Sharp

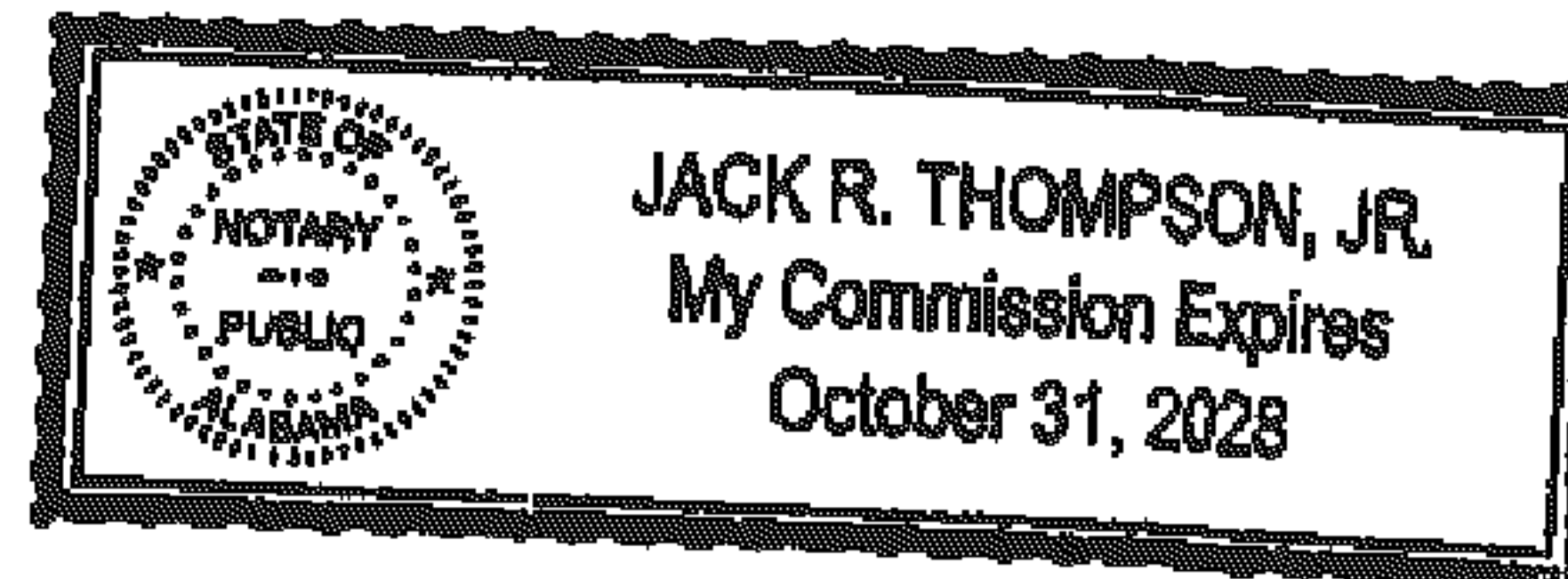
STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Brian Jason Sharp** 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 11th day of Dec., 2025

My Commission Expires: 10/31/2028


 Notary Public



(S E A L)

This instrument was prepared by:
 Jack R. Thompson, Jr.
 Law Office of Jack R. Thompson, Jr, LLC
 416 Yorkshire Drive
 Birmingham, AL 35209 (205) 410-7591

File No. ATB4786



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/12/2025 01:10:41 PM
 \$26.00 BRITTANI
 20251212000381530

Allen S. Bayl