20251216000384900 12/16/2025 02:41:47 PM DEEDS 1/3

Document Prepared by:

Shannon R. Crull, P.C. 3009 Firefighter Lane Birmingham, AL 35209

Send Tax Notice to:

James Yonfa and Jamie Yonfa

2900 Maca (pine Circle Birming han AC35247

GENERAL WARRANTY DEED With Right of Survivorship

State of Alabama County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TWO HUNDRED SIXTY THOUSAND AND 00/100 (\$260,000.00), and other good and valuable consideration in hand paid to Ronald Roy Stephens, a married man, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the James Yonfa and Jamie Yonfa, husband and wife (hereinafter referred to as "Grantee(s)"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 48, BLOCK 2, according to the survey of Selkirk, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate Shelby County, Alabama.

This property is not the homestead of the grantor nor that of his spouse.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$300,120.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND 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 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 Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, 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), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

25-1876

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 16th day of December, 2025.

Ronald Roy Stephens

STATE OF ALABAMA COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ronald Roy Stephens 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 16th day of December, 2025.

Notary Public

My Commission Expires: 8/5/29

Real Estate Sales Validation Form

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

Grantor's Name	Ronald Roy Stephens	Grantee's Name	James Yonfa and Jamie Yonfa
Mailing Address	_1036 Paul Bear Bryant Road	Mailing Address	_2900 Macalpine Circle
	_Alpine, AL 35014		_Birmingham, AL 35242
Property Address	2912 Coatbridge Lane Birmingham, AL 35242	Date of Sale Total Purchase Price	December 16, 2025 \$\$260,000.00
		Or Actual Value	<u>\$</u>
		Or Assessor's Market Valu	e <u>\$</u>
	ce or actual value claimed on this form can n of documentary evidence is not required		ng documentary evidence: (check
Bill of Sal Sales Con Closing St	tractOther		
	e document presented for recordation cont	ains all of the required info	ormation referenced above, the filing
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 bein operty was conveyed. 	g conveyed, if available. I	Date of Sale - the date on which
Total purchase pr the instrument of	ice - the total amount paid for the purchas fered for record.	e of the property, both rea	l and personal, being conveyed by
Actual value - if the instrument of assessor's current	the property is not being sold, the true valuered for record. This may be evidenced by market value.	ne of the property, both ready an appraisal conducted b	al and personal, being conveyed by by a licensed appraiser or the
valuation, of the p	vided and the value must be determined, the oreal official oreal official offices will be used and the taxpayer will be	l charged with the respons	ability of valuing property for
urther understand	t of my knowledge and belief that the info d that any false statements claimed on this <u>1975</u> § 40-22-1 (h).	rmation contained in this community form may result in the im	document is true and accurate. I position of the penalty indicated in
Date 12/(6	<u> </u>	10000	
Unattested	(verified by)	Sign(Grantor/Grante	eg/Owner/Agent) circle/one
	Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabai	The state of the s	

A H.N.N.

Clerk

Shelby County, AL

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