

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send Tax Notice To:

John Joseph Zajic and Cristi Ann Zajic
235 Highway 416
Wilsonville, AL35186

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FOUR HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$405,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Robert Lee Reagan and Martin Jerome Anderson

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

John Joseph Zajic and Cristi Ann Zajic

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

Begin at the Southwest corner of Lot 25, Walter's Cove Subdivision, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama; thence proceed Westerly along the North boundary of the 60 foot right of way of County Highway #416 for a distance of 106.0 feet to a point; thence turn an angle of 92 degrees 04 minutes to the right and run along the East boundary of a 10 foot easement for a distance of 191.91 feet to a point; thence turn an angle of 78 degrees 52 minutes to the right and proceed Easterly along the South margin of Carden Channel for a distance of 121.55 feet to a point (being the Northwest corner of said Lot 25, Walter's Cove, First Sector); thence turn an angle of 104 degrees 44 minutes to the right and run along the West boundary of said Lot 25 for a distance of 210.00 feet to the Point of Beginning. Being located in the Northwest 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.

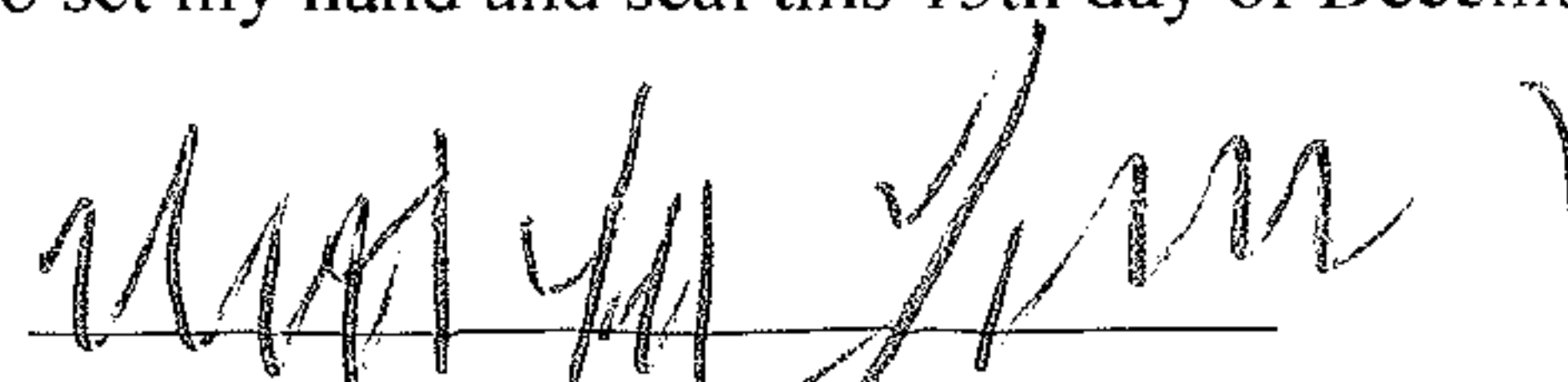
SUBJECT TO ALL MATTERS OF RECORD

\$175,000.00 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.

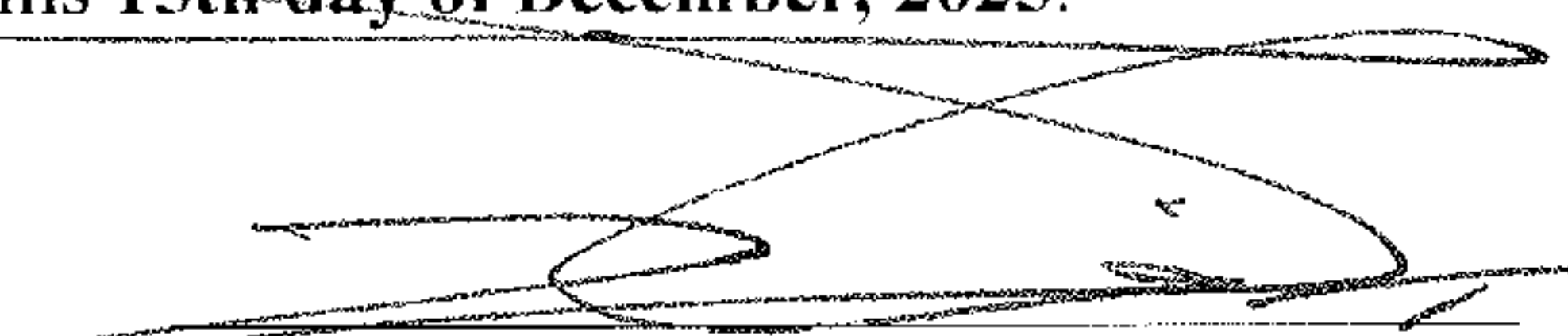
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of December, 2025.


Robert Lee Reagan

STATE OF ALABAMA
COUNTY OF JEFFERSON

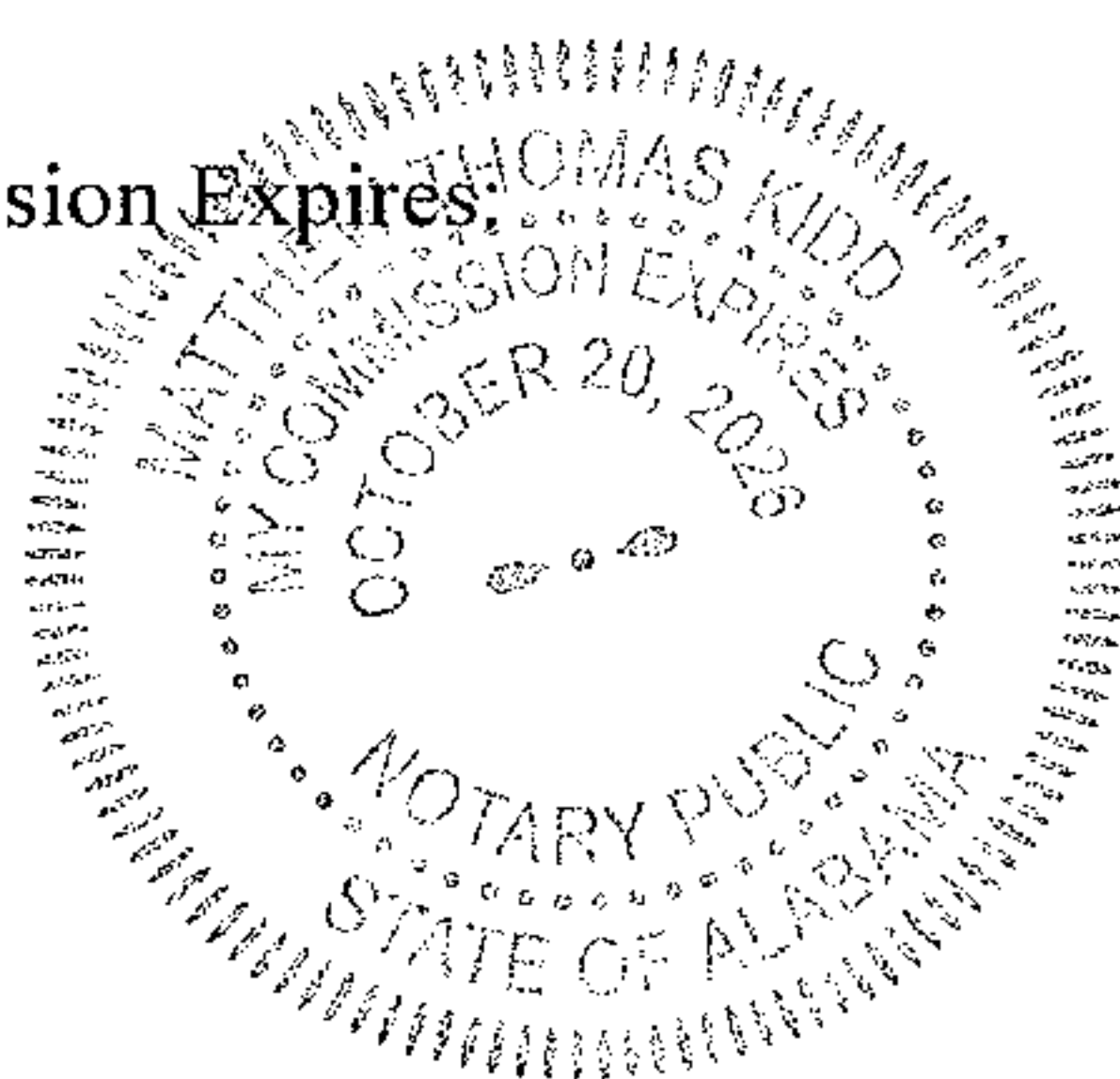
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Lee Reagan**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this ~~15th~~ day of December, 2025.



Notary Public

My Commission Expires



IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10 day of December, 2025.

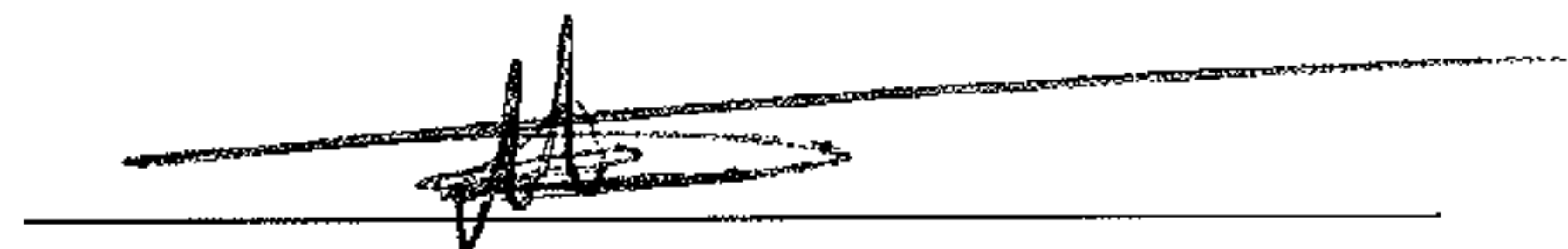


Martin Jerome Anderson

STATE OF California
COUNTY OF Riverside

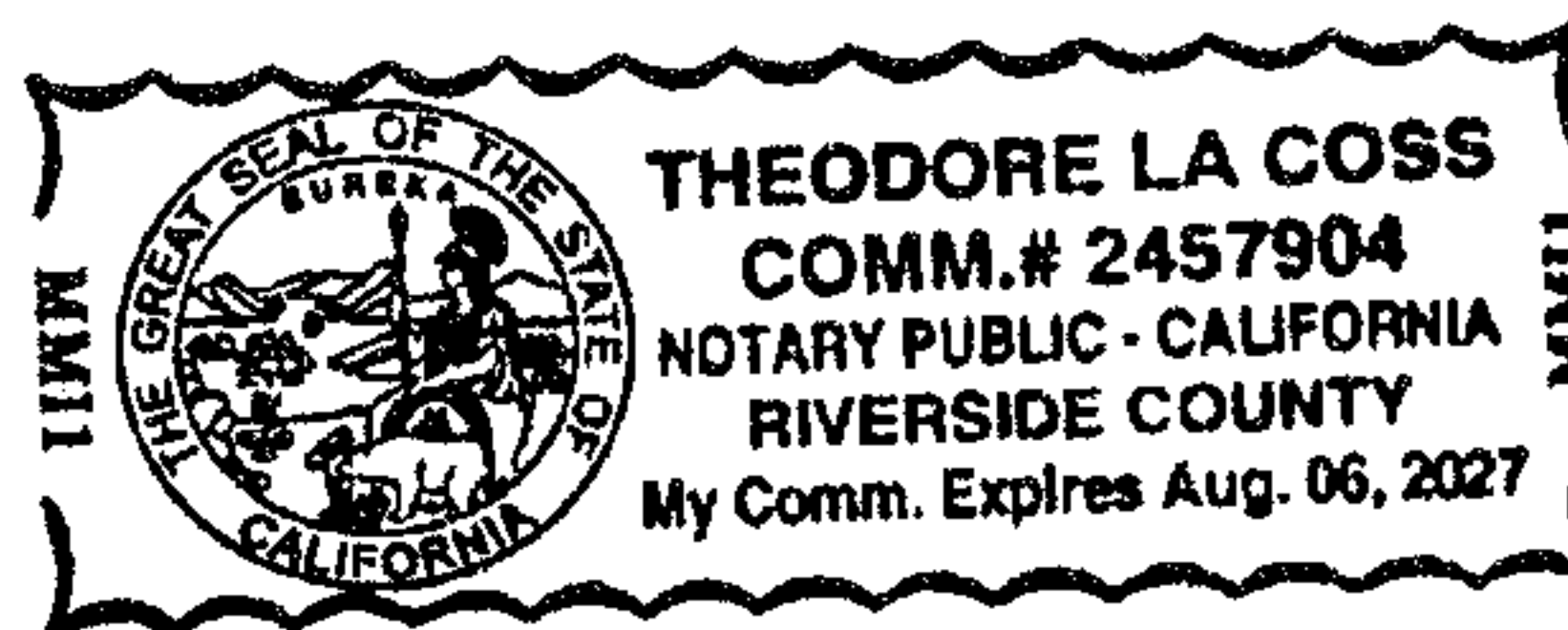
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martin Jerome Anderson**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of December, 2025.



Notary Public

My Commission Expires: 08/06/2027



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside)

On December 10th 2025 before me, Theodore LaCoss Notary public
(insert name and title of the officer)

personally appeared Martin Jerome Anderson,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

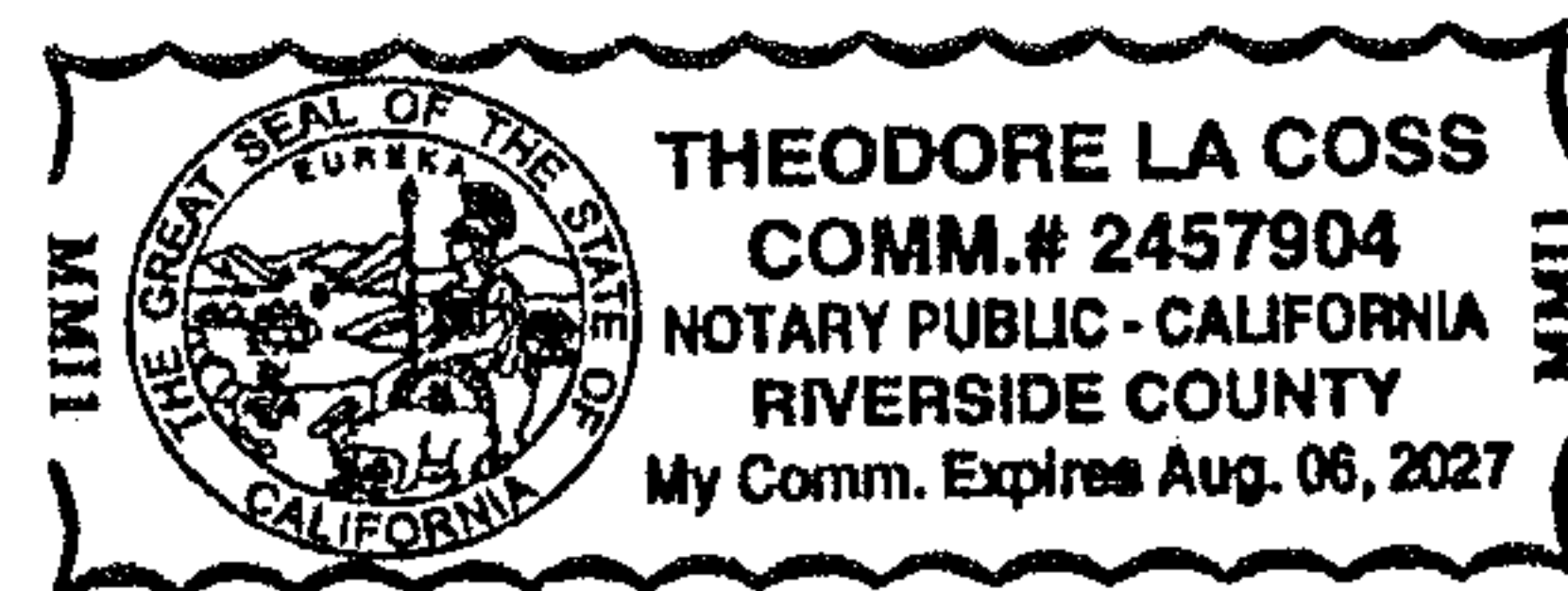
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

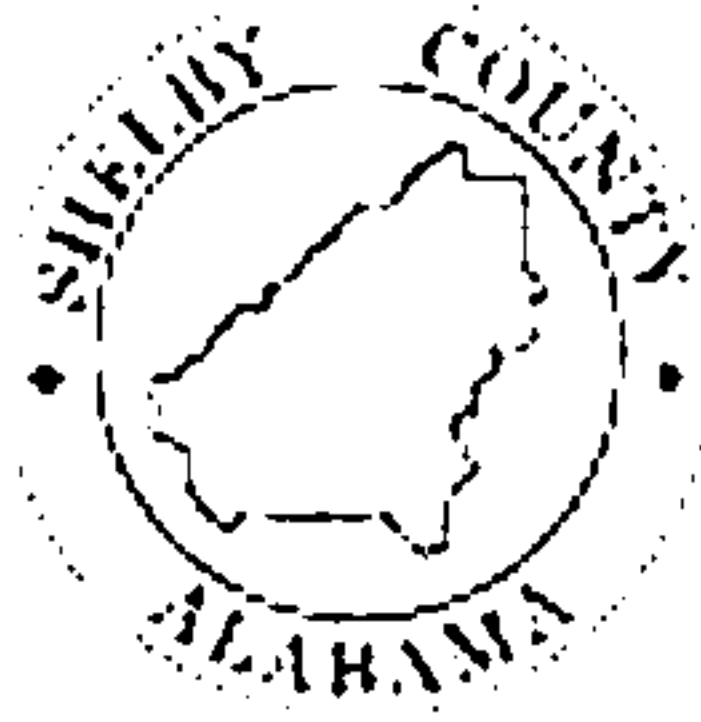
WITNESS my hand and official seal.

Signature



(Seal)





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/17/2025 03:21:46 PM
 \$264.00 JOANN
 20251217000386290

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Robert Lee Reagan and Martin Jerome Anderson

Mailing Address 200 County Road 414
Wilsonville, AL 35186

Property Address 235 Highway 416
Wilsonville, AL 35186

Grantee's Name John Joseph Zajic and Cristi Ann Zajic

Mailing Address 235 Highway 416
Wilsonville, AL 35186

Date of Sale December 15, 2025

Total Purchase Price \$405,000.00

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 15, 2025

Print _____

☒ Unattested

(verified by)

Sign _____

(Grantor/Grantee/ Owner/ Agent) circle one