

This Instrument Prepared By:
Mary Stewart Nelson, Esq.
Fish Nelson & Holden, LLC
400 Century Park South, #224
Birmingham, AL 35226

Send Tax Notice To:
Brian Kotzian
400 N Horton Road
Wilsonville, AL 35186

STATE OF ALABAMA
COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00), in hand paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned, Brian Kotzian and Danielle Kotzian, married husband and wife (hereinafter, the "GRANTORS") hereby remises, releases, quitclaims, grants, sells, and conveys to Brian Kotzian and Danielle Kotzian (hereinafter, the "GRANTEE"), all their right, title, interest and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

Property Address: 380 & 400 N Horton Road, Wilsonville, AL 35186

Legal Description:

TRACT A:

Commence at the Northwest corner of the NE 1/4-NW1/4-SE1/4 of Section 22, Township 21 South, Range 1 East for the point of beginning; thence run East on the quarter-quarter line for 474.0 feet; thence turn right 88 degrees 34 minutes 14 seconds for 1200.68 feet; thence turn right 92 degrees 26 minutes 41 seconds for 374.00 feet; thence turn left 91 degrees 38 minutes 30 seconds for 87.07 feet; thence turn right 90 degrees 38 minutes 00 seconds for 100.00 feet; thence turn right 67 degrees 11 minutes 15 seconds for 24.81 feet to the West quarter-quarter line; thence turn right 21 degrees 50 minutes 00 seconds and along said quarter-quarter-quarter line for 1258.04 feet to the point of beginning. According to the survey of Ralph E. Chappell, P.L.S. 10549, dated May 4, 1998.

TRACT B:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 1 East, said point being a found 3/8" rebar; thence run S 89°09'51" E along said 1/4- 1/4 line for a distance of 474.11 feet to a found 5/8" rebar; thence run S 00°41'32" E for a distance of 1202.05 feet to a found 5/8" rebar and the point of beginning; thence run N88°06'18" W for a distance of 374.00 feet to a found 5/8" rebar; thence run S 00°07'44" W for a distance of 87.08 feet to a found 5/8" rebar; thence run N 78°42'10" E for a distance of 381.38 feet to the point of beginning. Said parcel being 0.37 acres, more or less.

to have and to hold to said Grantee forever.

No title search was performed in preparing this deed. No warranties are given by the preparer. None of the above consideration is from a purchase money mortgage filed simultaneously with this deed. Mortgage amount is \$0.00.

To Have And To Hold to 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 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 grantees, and, if one

does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Be it known that the grantee Brian Kotzian is one and the same person as Brian Kotzian who is the grantee of those certain deeds recorded at Instrument 20220110000009780 and Instrument 20220308000096950.

Subject to all matters of public record including but not limited to easements, restrictions, covenants, and/or any rights of way, and subject to any and all matters visible by survey of the property conveyed herein. Title to mineral and mining rights is not warranted herein. Subject to 2025 property taxes and all subsequent years property taxes which are not yet due and payable.

Given under their hand and seal, this 22 day of December, 2025.

GRANTOR

[Signature]
Brian Kotzian

GRANTOR

[Signature]
Danielle Kotzian

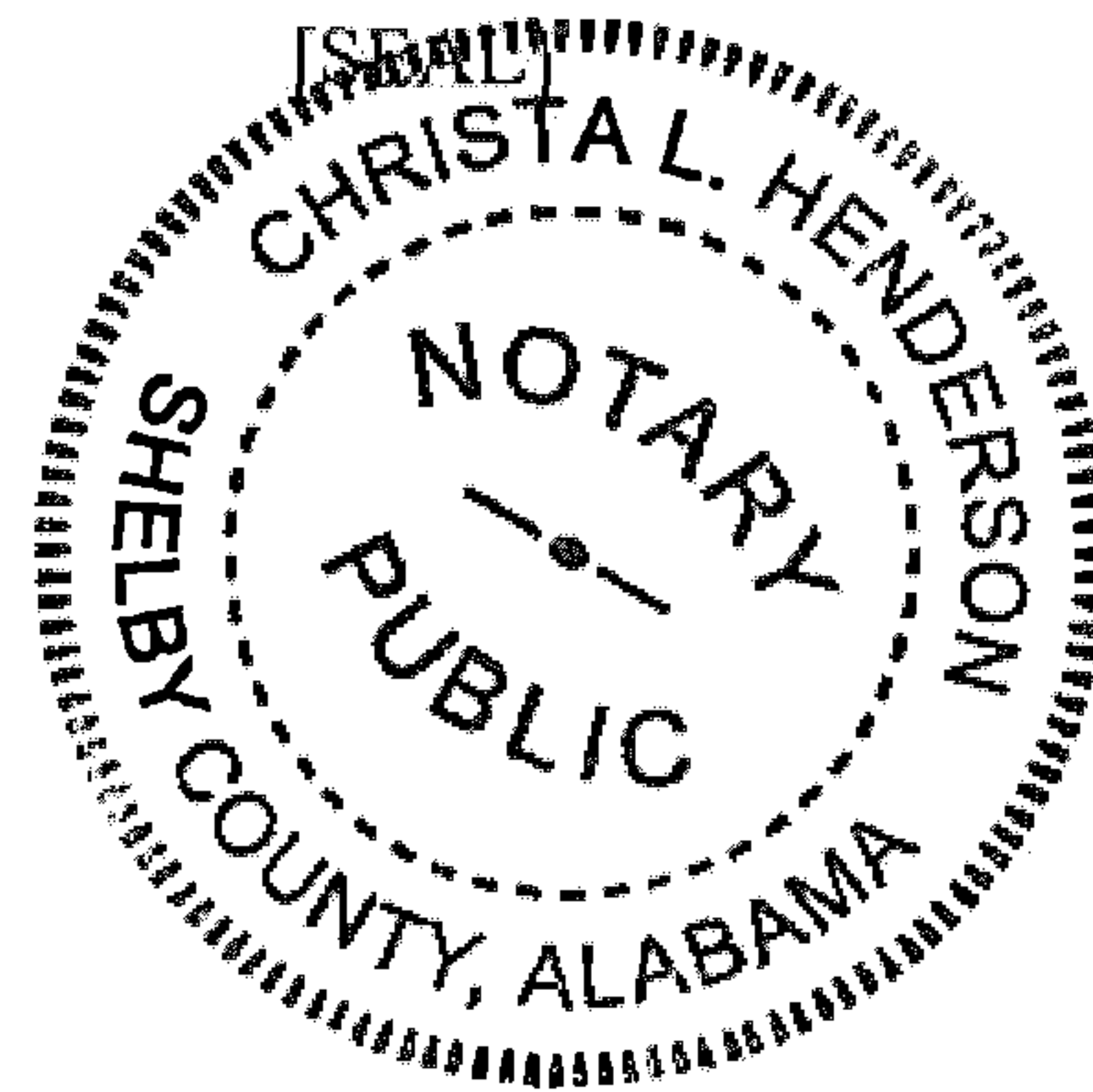
STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgement

I, Christa L Henderson, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Brian Kotzian and Danielle Kotzian, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 seal, this 22 day of December, 2025.

[Signature]
Notary Public
My commission expires: 9/21/2027



Real Estate Sales Validation Form

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

Grantor's Name Brian Kotzian
Mailing Address 400 N Horton Rd
Wilsonville AL
35186

Grantee's Name Brian Kotzian
Mailing Address 400 N Horton Rd
Wilsonville AL
35186

Property Address 380 + 400 N Horton Rd
Wilsonville AL
35186

Date of Sale 12/22/25

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ = \$313250 @ 50% = \$156625.00

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 tax records

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 12/29/25

Print May Rust Nelson

Unattested

Sign [Signature]

(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
12/29/2025 08:14:57 AM
\$185.00 BRITTANI
20251229000394730

Form RT-1

Ally S. Byrd