

This instrument was prepared by:  
Clayton T. Sweeney, Attorney  
2700 Highway 280 East, Suite 160  
Birmingham, AL 35223

Send Tax Notice To:  
Johnathan McGinnis  
615 Mountain Laurel Court  
Hoover, AL 35244

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS:** That, for and in consideration of **Two Hundred Eighty Nine Thousand and No/100 Dollars, (\$289,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Ann B. Ortstadt, an unmarried woman** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Johnathan McGinnis** (hereinafter referred to as GRANTEE), heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby** State of Alabama, to-wit:

Lot 17-A, according to a Resurvey of Lots 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and Recreational Area of Davenport's Addition to Riverchase West, Sector 2, as recorded in Map Book 8, Page 40, in the Probate Office of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2026 and subsequent years not yet due and payable until October 1, 2026.

Existing covenants and restrictions, easements, building lines and limitations of record.

Johnathan McGinnis and Jonathan McGinnis are one in the same person.

\$280,330.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR'S are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 15th day of January, 2026.

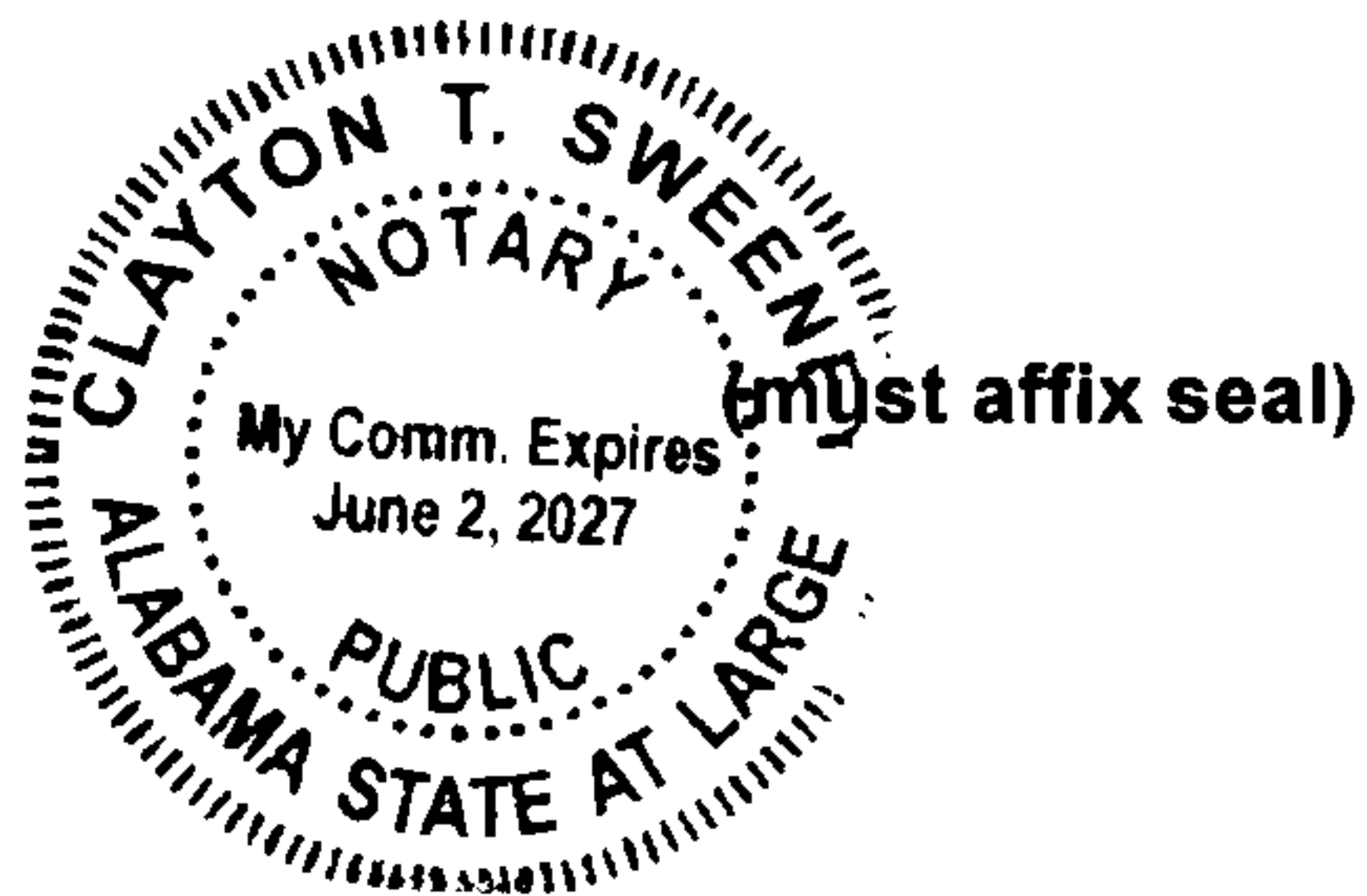
Ann B. Ortstadt  
Ann B. Ortstadt

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Ann B. Ortstadt, an unmarried woman, 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 Instrument, she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of January, 2026.

[Signature]  
NOTARY PUBLIC  
My Commission Expires: 06-02-2027



**Real Estate Sales Validation Form**

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

Grantor's Name	Ann B. Ortstadt	Grantee's Name	Johnathan McGinnis
Mailing Address	1905 Helen Circle Hoover, AL 35226	Mailing Address	615 Mountain Laurel Court Hoover, AL 35244
Property Address	615 Mountain Laurel Court Hoover, AL 35244	Date of Sale	<u>January 15, 2026</u>
		Total Purchase Price	\$ <u>289,000.00</u>
		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/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other - property tax redemption       |
| <input checked="" 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 \_\_\_\_\_ Print Ann B. Ortstadt

\_\_\_\_\_  
Unattested (verified by) Sign Ann B. Ortstadt  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/16/2026 10:36:49 AM  
\$37.00 BRITTANI  
20260116000014730

*Alvin S. Boyd*