

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

Send Tax Notice To:
John Kevin Pocus
Alina Olteanu
2120 N Grande View Ln
Alabaster, AL 35114

STATE OF ALABAMA)
COUNTY OF SHELBY)

**GENERAL WARRANTY DEED AS JOINT TENANTS
WITH RIGHTS OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Twenty Thousand and No/100 Dollars (\$420,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **David M. Barnes and wife, Ramona E. Barnes** (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **John Kevin Pocus and Alina Olteanu** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 903, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, 9th Addition, Phase I, as recorded in Map Book 26, Page 86, 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

\$252,000.00 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 GRANTEES, for and during their joint lives 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.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS 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 GRANTORS have a good right to sell and convey the said Real Estate; and that GRANTORS' will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 30th day of January, 2026.

David M. Barnes
David M. Barnes

Ramona E. Barnes
Ramona E. Barnes

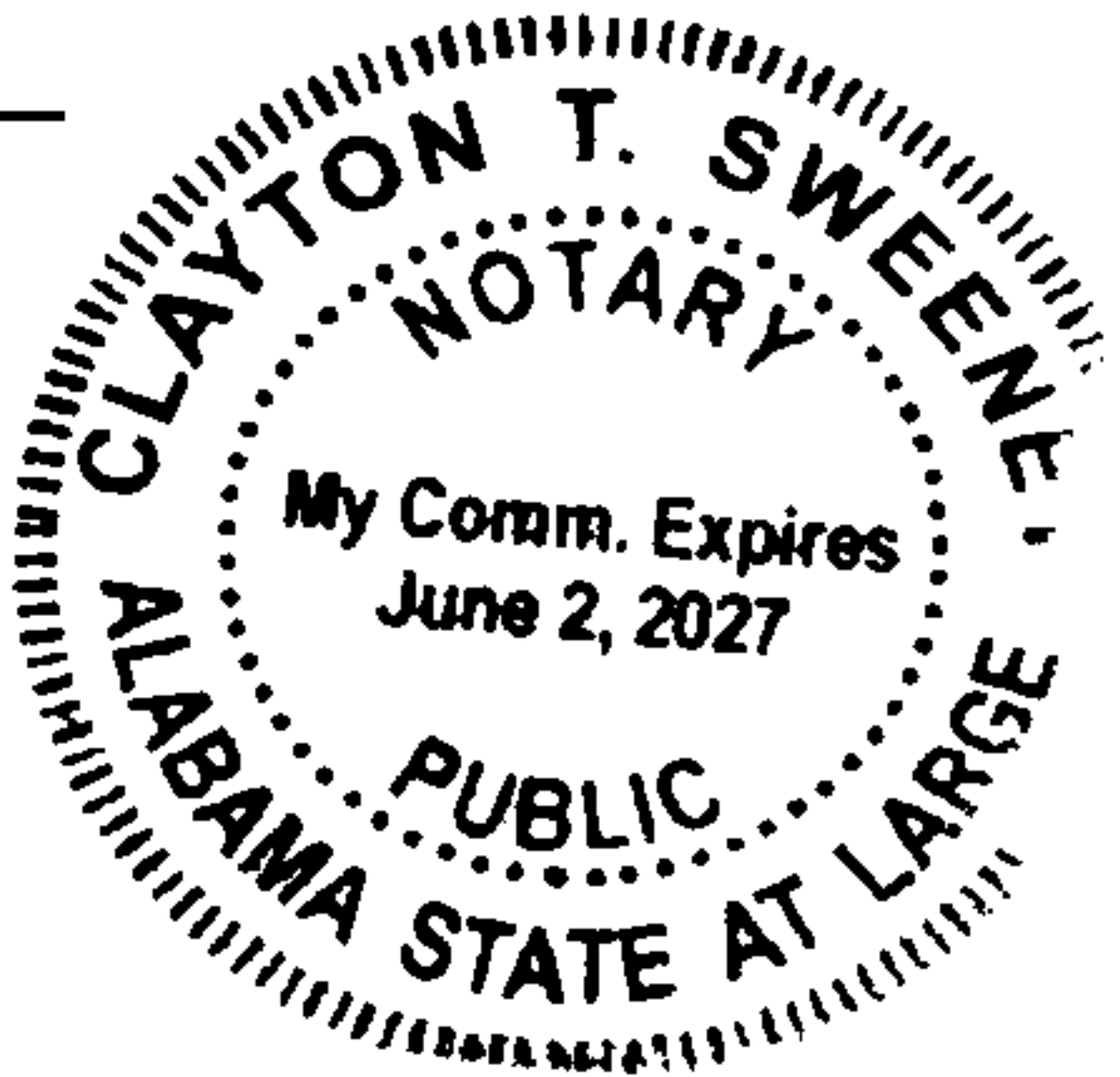
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that David M. Barnes and wife, Ramona E. Barnes, 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 Instrument, they executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 30th day of January, 2026.

Clayton T. Sweeney
NOTARY PUBLIC
My Commission Expires: 06-02-2027

(MUST AFFIX SEAL)



Real Estate Sales Validation Form

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

Grantor's Name	David M. Barnes Ramona E. Barnes	Grantee's Name	John Kevin Pocus Alina Olteanu
Mailing Address	311 Wynlake Drive Alabaster, AL 35007	Mailing Address	2120 N Grand View Ln Alabaster, AL 35114
Property Address	2111 N Grand View Ln Alabaster, AL 35114	Date of Sale	<u>January 30, 2026</u>
		Total Purchase Price	<u>\$ 420,000.00</u>
		or	_____
		Actual Value	<u>\$ _____</u>
		or	_____
		Assessor's Market Value	<u>\$ _____</u>

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/ Assessor's Appraised Value

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 David M. Barnes and Ramona E. Barnes

Unattested

Sign *David M. Barnes + Ramona E. Barnes*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 11:27:27 AM
\$196.00 JOANN
20260202000029940

