

This instrument was prepared by:

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

Send Tax Notice To:

Robert Scott Dover and Elise Dover

*228 Moss Bend Dr.
Helena, AL 35080*

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **FORTY THOUSAND AND 00/100 DOLLARS (\$40,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Nicholas J. Anglin and Catherine Abigail Anglin, a married couple

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

Robert Scott Dover and Elise Dover

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

A portion of the Anglin tract described in Shelby County Probate Instrument 20241002000307330, being situated in the Northwest quarter of the Northwest quarter of Section 30, Township 20 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commencing at a 3" capped pipe marking the Northwest corner of Section 30, Township 20 South, Range 3 West; thence S 00°36'10" W a distance of 495.83' to a calculated point in a lake located on the West line of said Section 30 and the Point of Beginning; thence continues S 00°36'10" W a distance of 303.90' to a 2" open pipe; thence N 89°53'01" E a distance of 249.94' to a 1/2" rebar; thence N 00°36'47" E a distance of 409.88' to a 5/8" rebar; thence S 67°01'22" W a distance of 272.77' to the Point of Beginning.

Said tract having an area of 89203.57 square feet, 2.048 acres

SUBJECT TO ALL MATTERS OF RECORD

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 29th day of January, 2026.



Nicholas J. Anglin

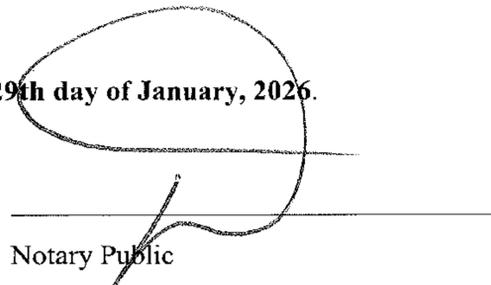


Catherine Abigail Anglin

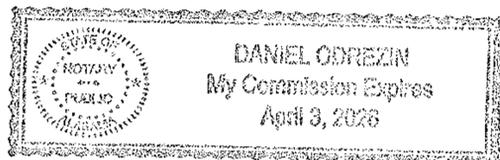
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nicholas J. Anglin and Catherine Abigail Anglin**, 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 **29th** day of **January, 2026**.


Notary Public

My Commission Expires:



Real Estate Sales Validation Form

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

Grantor's Name Mailing Address: Nichole + Catherine Anglin, 200 Soule Lake Cir, Maylene, AL 35114
Grantee's Name Mailing Address: Elise + Robert Dover, 228 Moss Bend Dr, Helena, AL 35080
Property Address: No 9/11 Distal Assigned Legal Description in Attached deed
Date of Sale: 1/29/20
Total Purchase Price: \$40,000.00
Actual Value: \$
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
Closing Statement
Appraisal
Other

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: 1/29/20
Print: Daniel Adreza
Unattested (verified by) Sign: (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2026 01:09:31 PM
\$68.00 BRITTANI
20260202000030220

Alvin S. Bayl