

This instrument was prepared by:  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

Send Tax Notice To:  
Christie Dietz and Robert A. Dietz  
240 Moss Bend Drive  
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,

**Christie Dietz and Robert A. Dietz**

(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 and the Northeast quarter of the Northeast quarter of Section 25, Township 20 South, Range 4 West, Shelby County, Alabama, and being more particularly described as follows:**

**Beginning at a 3" capped pipe marking the Northwest corner of Section 30, Township 20 South, Range 3 West; thence N 89°47'40" E a distance of 99.96 feet to a 5/8" rebar; thence S 00°34'42" W a distance of 390.32 feet to a 3/4" rebar; thence N 89°45'58" E a distance of 149.89 feet to a 5/8" rebar; thence S 67°01'22" W a distance of 272.77 feet to a calculated point in a lake located on the West line of said Section 30; thence N 00°36'10" E a distance of 211.88 feet to a point on the shoreline of the lake; thence along the shoreline of the lake with a meander line of 364.90 feet subtended by a tie line with a chord bearing of N 00°36'10" E and a distance of 237.20 feet to a point on the shoreline; thence leaving the shoreline N 00°36'10" E a distance of 46.75 feet to the Point of Beginning.**

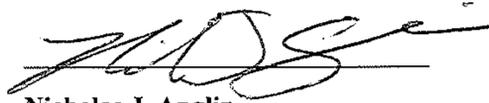
**Said tract having an area of 68639.45 square feet, 1.576 acres**

**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.

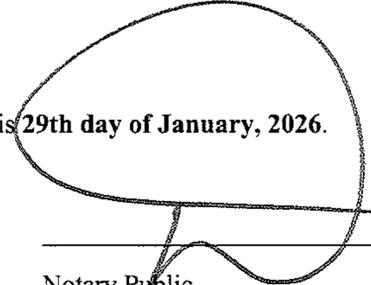
  
Nicholas J. Anglin

  
Catherine Abigail Anglin

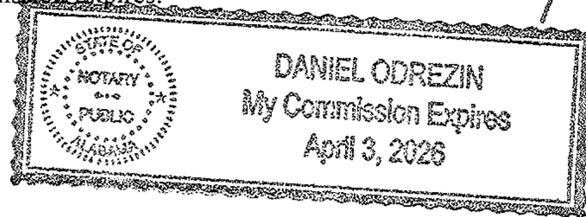
STATE OF ALABAMA  
COUNTY OF JEFFERSON

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 Nicholas Anglin  
Mailing Address Catherine Abigail Anglin  
200 Seawic Lake Circle  
Maylene, AL 35114

Grantee's Name Christie Dietz + Robert Dietz  
Mailing Address 240 Moss Bend Dr.  
Helena, AL 35080

Property Address No 911/Postal Assigned  
Local attached in  
Deed

Date of Sale 1/29/26  
Total Purchase Price \$ 40,000.00  
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
- 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 1/29/26

Print Daniel Adreia

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  
02/09/2026 08:11:01 AM  
\$68.00 PAYGE  
20260209000035570

*Allen S. Bayl*