

**THIS INSTRUMENT PREPARED BY:**  
**J. MICHAEL CARRA, ESQ.**  
**THE CARRA LAW FIRM LLC**  
**2522 Valleydale Road, Suite 201**  
**Birmingham, AL 35244**

**SEND TAX NOTICE TO:**  
**133 Cambridge Pt**  
**Alabaster, AL 35007**

**Grantor's Address:**  
110 Hidden Acres Circle  
Chelsea, AL 35043

**Grantee's Address:**  
133 Cambridge Pt  
Alabaster, AL 35007

### **JOINT SURVIVORSHIP DEED**

State of ALABAMA  
County of SHELBY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000.00), and other good and valuable consideration in hand paid to **BUILDER SYSTEMS LLC**, an Alabama Limited Liability Company (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **JOHN BUTTREY AND JULIE BUTTREY**, husband and wife (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

**LOT 1 IN OAK LEAF ESTATE RECORDED IN MAP BOOK 62 PAGE 26 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

1. Payment of Property Taxes for year 2025 and subsequent years.
2. Mortgage dated August 19<sup>th</sup>, 2024 and recorded August 19, 2024 as document number 20240819000259370, made by Builder Systems, LLC , to Union State Bank to secure an indebtedness of \$398,500.00 and such other sums as provided therein.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever, in Joint Tenancy with full Rights of Survivorship.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 12<sup>th</sup> day of February, 2026

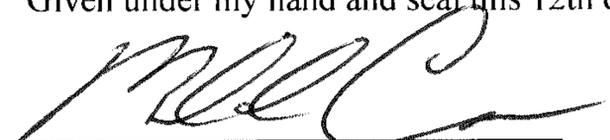


Mindy Kitchen, Managing Member - Builder Systems, LLC, an Alabama Limited Liability Company

STATE OF ALABAMA  
COUNTY OF SHELBY

I, Michael Carra, a Notary Public, in and for said County in said State, hereby certify that Mindy Kitchen, in her capacity as Managing Member of Builder Systems, LLC is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 12th day of February, 2026.

  
Notary Public  
My Commission Expires: 9-15-2026

MICHAEL CARRA  
Notary Public, Alabama State at Large  
My Commission Expires 09/15/2029

**Real Estate Sales Validation Form**

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

Grantor's Name Builder Systems, LLC  
 Mailing Address 1157 Simmsville Rd  
Alabaster, AL 35007

Grantee's Name John W. Buttrey and Julie Buttrey  
 Mailing Address 133 Cambridge Pt  
Alabaster, AL 35007

Property Address 110 Hidden Acres Circle  
Chelsea, AL 35043

Date of Sale 02/12/2026  
 Total Purchase Price \$160,000.00

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 2/12/2026

Print J. Michael Cara, Esq.

Unattested

Seffonnet Agent  
 (verified by)

Sign \_\_\_\_\_  
 (Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
 Shelby County, AL  
 02/16/2026 12:36:23 PM  
 \$188.00 BRITTANI  
 20260216000043400

**Form RT-1**

*Allie S. Bevil*