

File No: AL26107311

Grantor's Loan No. _____

Prepared by: Thomas Granville McCroskey, Esq., Alabama Bar No. 0066C36T, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the Demised Premises transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the Demised Premises have been made by the preparer.

After Recording, Send to:

Essent Title Insurance, Inc.

400 Rouser Rd., Bldg. 2, 5th Floor

Coraopolis, PA 15108

**\$404,537 OF THE DEED CONSIDERATION WILL BE PAID
ON THE MORTGAGE RECORDING HEREWITH**

Parcel Number: 23-5-15-0-002-012.006

GENERAL WARRANTY DEED

John A. Bjurman Jr., Personal Representative of The Estate of John Allen Bjurman Sr A/K/A John Bjurman, pursuant to the Letters Testamentary filed in the Probate Court, Shelby County, Alabama, Case No PR-2025-003217, ("Grantor"), of 120 Maple Street, Alabaster, AL 35007, for and in consideration of \$412,000.00 (Four Hundred Twelve Thousand Dollars and Zero Cents) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, grants and conveys with general warranty covenants to **Brett Melcher and Molly Melcher**, husband and wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, ("Grantee"), whose tax mailing address is 105 Big Oak Circle, Alabaster, AL 35114, the following described real estate in Shelby County, Alabama:

A parcel of land situated in NE 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, described as follows: Commence at the SE corner of the NE 1/4 of the SW 1/4 of Section 15 and go south 89 deg. 52 min. 26 sec. West along the South boundary of said 1/4 1/4 Section for 920.13 feet to the point of beginning; thence continue along previous course for 218.00 feet; thence North 06 deg. 44 min. 48 sec. West for 655.72 feet to the South boundary of Red Oak Drive; thence North 89 deg. 45 min. 15 sec. East along said North boundary for 215.00 feet; thence South 07 deg. 00 min. 08 sec. East for 656.51 feet to the point of beginning; being situated in Shelby County, Alabama.

2. SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Real 81 page 950 in Probate Office of Shelby County, Alabama.

Right of way granted to City of Alabaster by instrument recorded in Real 81 page 947 and Real 81 page 948 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 63 page 92 in Probate Office of Shelby County, Alabama.

Property Address is: 105 Big Oak Circle, Alabaster, AL 35114

Being that parcel of land conveyed to John Bjurman and wife, Jo E. Bjurman, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, from Windy Oaks, an Alabama Partnership composed of Two Partners Shelby Homes, Inc and Roy Martin Construction, Inc., an Alabama Corporation by that Deed dated 8/25/1986 and recorded 8/29/1986 in Deed Book 688, at Page 204 of the Public Records of Shelby County, AL.

Jo E. Bjurman, deceased, departed this life 9/28/2024, thereby transferring her interest to John Bjurman, by right of survivorship.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on February 12, 2026:
John A. Bjurman Jr., Personal Representative of the estate of
John Allen Bjurman Sr A/K/A John Bjurman

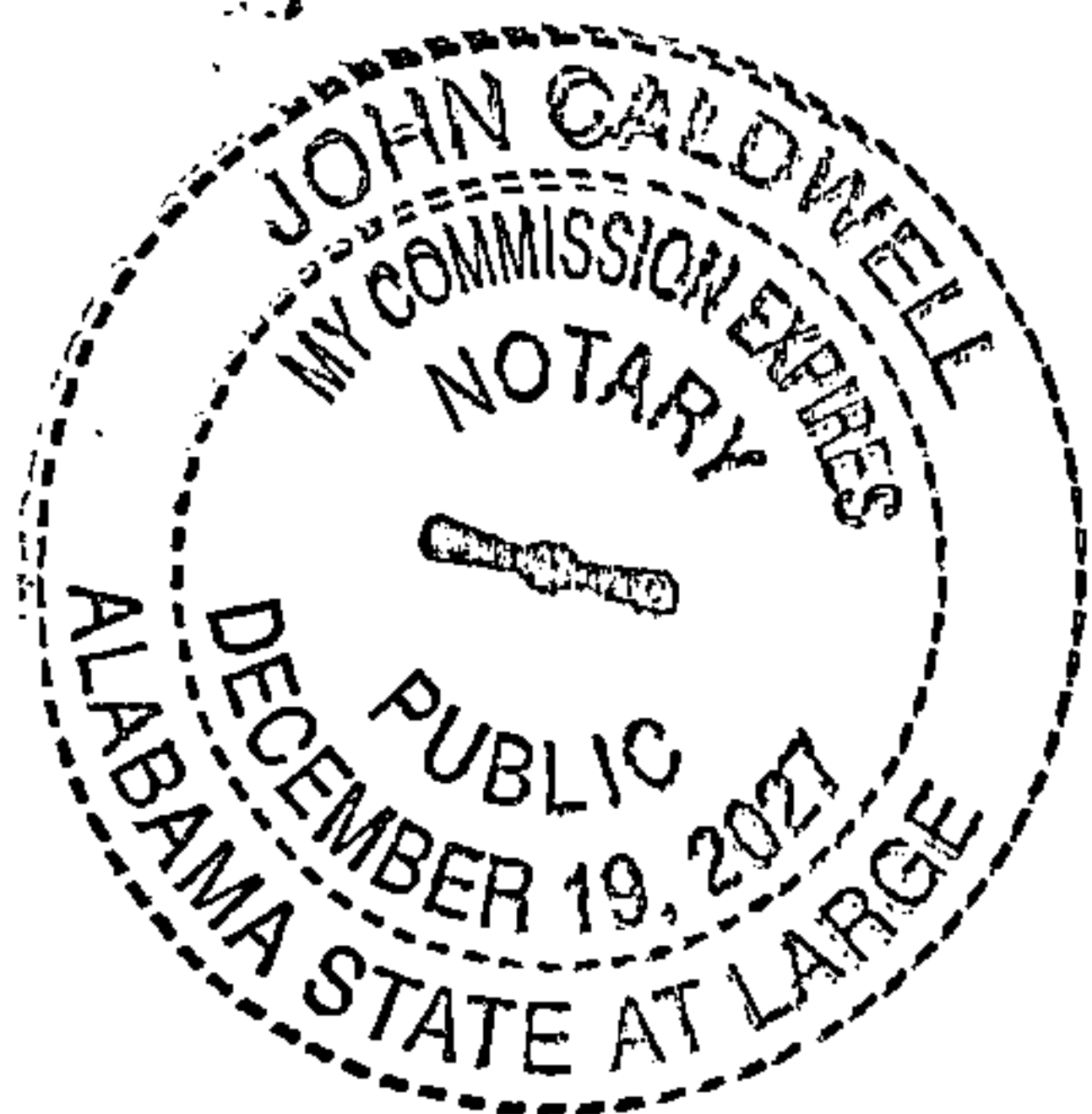
**John A. Bjurman Jr., Personal Representative of The Estate of
John Allen Bjurman Sr A/K/A John Bjurman**

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **John A. Bjurman Jr.**, Personal Representative of The Estate of John Allen Bjurman Sr A/K/A John Bjurman, personally known to me or has produced Driver License as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged before me on this date, that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of February, 2026

John Caldwell
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name John A. Bjurman Jr., Personal Representative of The Estate of John Allen Bjurman Sr A/K/A John Bjurman

Grantee's Name Brett Melcher and Molly Melcher

Mailing Address 120 Maple Street, Alabaster, AL 35007

Mailing Address 105 Big Oak Circle, Alabaster, AL 35114

Property Address 105 Big Oak Circle, Alabaster, AL 35114

Date of Sale 2/12/2026

Total Purchase Price 412,000.00

or Actual Value \$

or Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 02/17/2026 10:03:06 AM
 \$38.50 KELSEY
 20260217000043790



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 02/12/2026

Print John A. Bjurman Jr

Unattested

 (verified by)

Sign John A. Bjurman Jr

 (Grantor/Grantee/Owner/Agent) circle one