

**This instrument was prepared by:**  
Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road, St. 100B  
Birmingham, AL 35243

**Send tax notice to:**  
Benjamin Gray & Jennifer Gray  
4723 Guilford Way  
Birmingham, AL 35242

**GENERAL WARRANTY DEED – Joint Tenants with Right of Survivorship**

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **THREE HUNDRED NINETY NINE THOUSAND AND 00/100 (\$399,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged,

**Charles Thomas Capps, Personal Representative of Estate of Donna Lovett Hays aka Donna Lovett Capps, deceased, Shelby County Case No. PR-2025-002310  
and Charles T. Capps, a married man**

(herein referred to as Grantor) does by these presents, grant, bargain, sell and convey unto

**Benjamin Gray & Jennifer Gray**

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

**Lot 67, according to the Final Record Plat of Greystone Farms, Guilford Place - Phase 2, as recorded in Map Book 22, page 24 in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

**\$319,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**This property is not the homestead of the Grantor nor his spouse.**

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 Grantor does for itself, its successors and assigns, covenant with Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that is has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Representative, who is authorized to execute this conveyance, has hereto set its signature and seal this 11th day of March, 2026.

**Charles Thomas Capps, Personal Representative of Estate of Donna Lovett Hayes aka Donna Lovett Capps, deceased, Shelby County Case No. PR-2025-002310 and Charles T. Capps**

By:   
Charles Thomas Capps

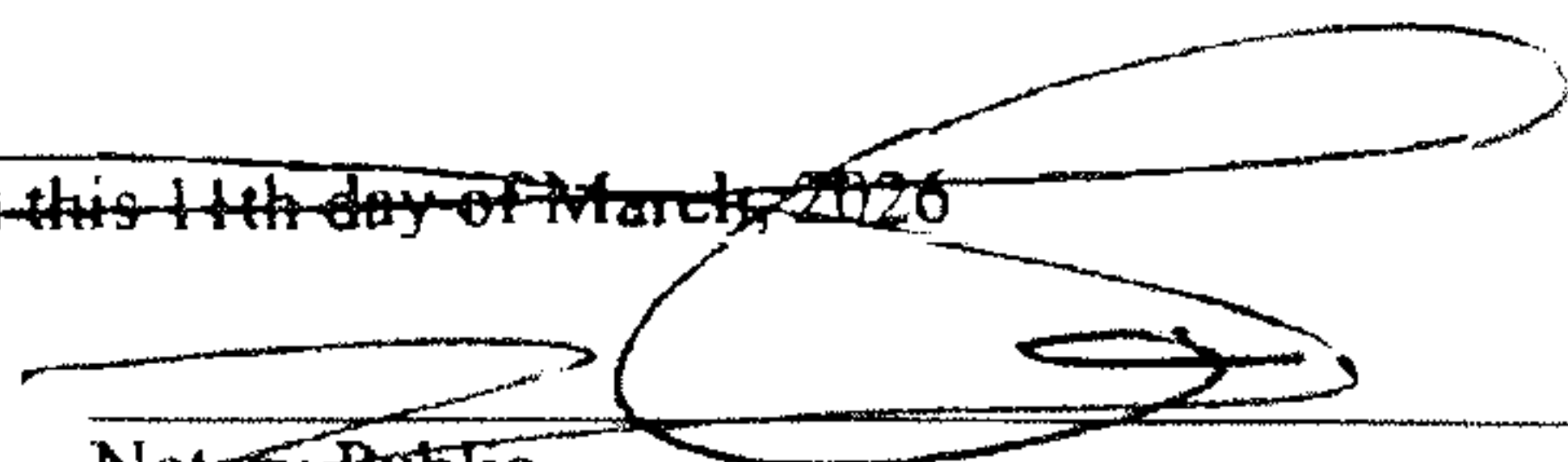
Its: Personal Representative

STATE OF ALABAMA

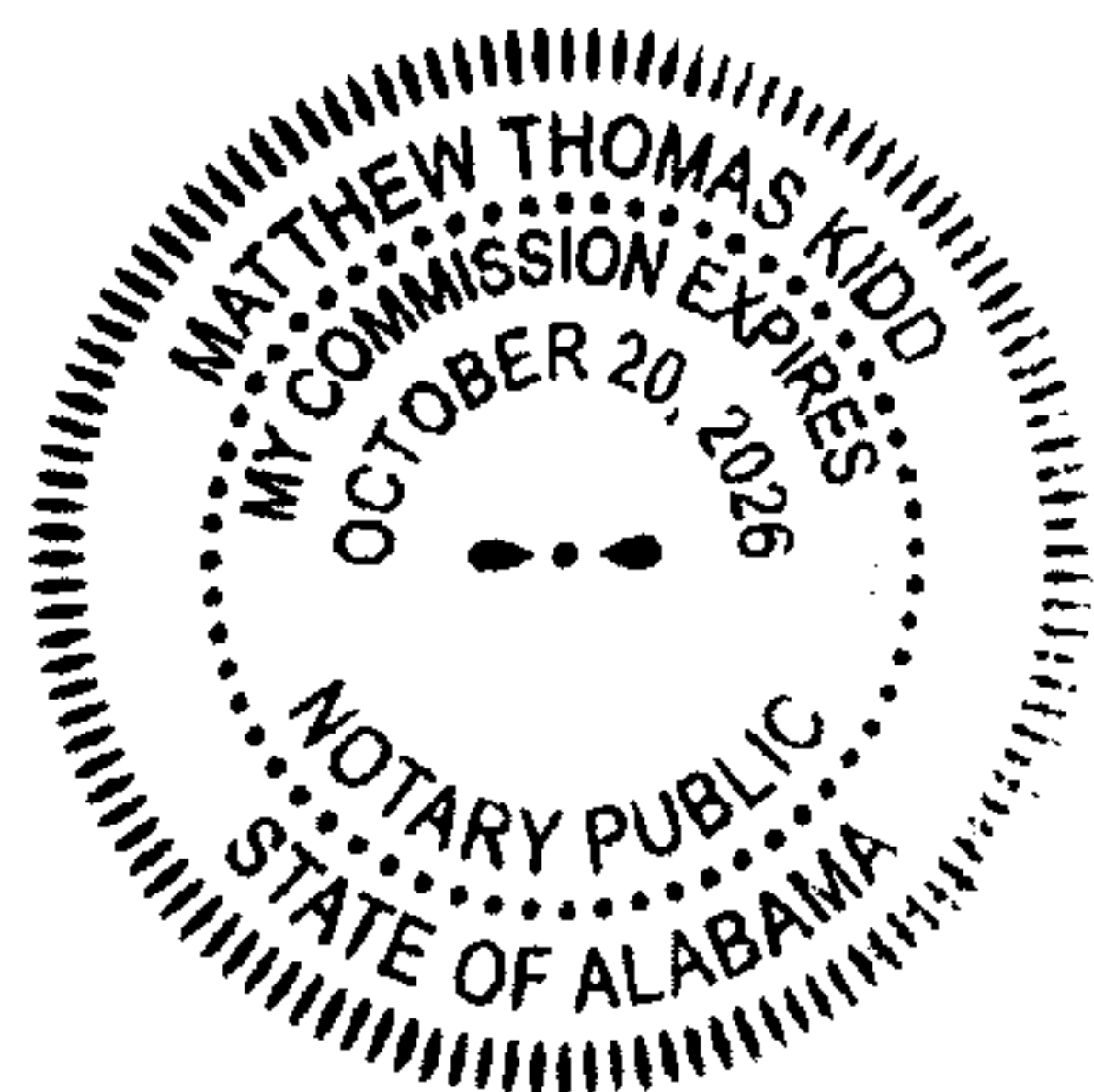
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles Thomas Capps** whose name as **Personal Representative of Charles Thomas Capps, Personal Representative of Estate of Donna Lovett Hayes aka Donna Lovett Capps, deceased, Shelby County Case No. PR-2025-002310 and Charles T. Capps** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such **Personal Representative** and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 11th day of March, 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	Charles Thomas Capps, Personal Representative of Estate of Donna Lovett Hays aka Donna Lovett Capps, deceased, Shelby County Case No. PR-20 002310 and Charles T. Capps	Grantee's Name	Benjamin Gray and Jennifer Gray
Mailing Address	<u>2709 Co. Bridge Lane</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>4723 Guilford Way</u> <u>Birmingham, AL 35242</u>
Property Address	<u>4723 Guilford Way</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>03/11/2026</u>
		Total Purchase Price	<u>\$399,000.00</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)

- |                                                       |                                      |
|-------------------------------------------------------|--------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Closing Statement |                                      |

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 3/17/26

Print Matthew Kidd

Unattested

Sign \_\_\_\_\_

**Filed and Recorded** (verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Official Public Records**

**Judge of Probate, Shelby County Alabama, County Clerk**

**Form RT-1**

**Shelby County, AL**  
**03/19/2026 01:24:04 PM**  
**\$110.00 JOANN**  
**20260319000080030**

*Allie S. Bayl*

