

This instrument was prepared by:
Matthew Kidd
Kidd and Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
John David Kessler &
Lindsay Keith Kessler
3121 Somerset Trace
Birmingham, AL 35242

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **SEVEN HUNDRED FIFTY THREE THOUSAND AND 00/100 DOLLARS (753,000.00)** and other good and valuable consideration to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

Janet F. Standridge, as Trustee of the Janet Farris Standridge Revocable Trust dated August 12, 2019

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

John David Kessler and Lindsay Keith Kessler, as joint tenants with right of survivorship

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

Lot 1170, according to the Map of Brook Highland, 11th Sector, Phase II, an Eddleman Community, as recorded in Map Book 22, page 36 A & B, in the Probate Office of Shelby County, Alabama.

\$0.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 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, who is authorized to execute this conveyance, has hereto set its signature and seal this 9th day of March, 2026.

Janet Farris Standridge Revocable Trust dated August 12, 2019

Janet F. Standridge, Trustee
Janet F. Standridge, Trustee

STATE OF ALABAMA

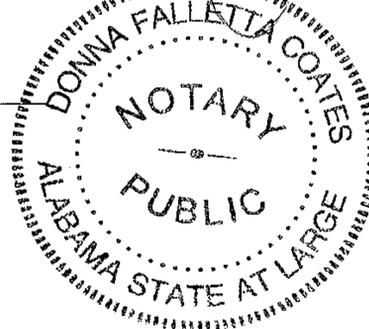
COUNTY OF **SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Janet F. Standridge, Trustee of The Janet Farris Standridge Revocable Trust dated August 12, 2019**, whose name 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, she, as such Trustee and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 9th day of March, 2026.

Donna Falsetta Coates
Notary Public

My Commission Expires: 9/3/29





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/23/2026 11:46:31 AM
\$781.00 JOANN
20260323000082240

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Janet F. Standridge, Trustee of The Janet Farris Standridge Revocable Trust dated August 12, 201	Grantee's Name	John David Kessler and Lindsay Keith Kess
Mailing Address	<u>3835 MONROE ST</u> <u>EDGEMONT OR 97405</u>	Mailing Address	<u>3121 Somerset Trace</u> <u>Birmingham, AL 35242</u>
Property Address	<u>3121 Somerset Trace</u> <u>Birmingham, AL 35242</u>	Date of Sale	<u>03/09/2026</u>
		Total Purchase Price	<u>\$753,000.00</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 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 3/20/26

Unattested _____
(verified by)

Print Donna Coates
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one