

**This instrument was prepared by:**  
Matthew Kidd  
Kidd and Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
Stanley Edwards, Jr. and Jodie  
Edwards  
1604 Ashville Road  
Montevallo, AL35115

**WARRANTY DEED – Joint Tenants With Right of Survivorship**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS (\$295,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, I,

**Bartolo L. Cruz, an unmarried man. Bartolo L. Cruz is the surviving grantee of that certain deed recorded 20211015000502170; the other grantee, Mary Rebecca Cruz having died on or about November 16, 2024.**

(herein referred to as Grantor) does hereby grant, bargain, sell and convey unto,

**Stanley Edwards Jr. and Jodie Edwards**

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

**Lot 1 of Block A, of Hubbard and Givhan's Subdivision of the Northwest Quarter of the Northeast Quarter of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 81, in the Probate Office of Shelby County, Alabama.**

**Also, Lot 11 of Hubbard and Givhan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, as recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.**

**Also, a strip of land between the Southernmost boundaries of Lot 1, in Block A and Lot 11 of Hubbard and Givhan's Subdivision of the NW 1/4 of the NE 1/4 of Section 21, Township 22 South, Range 3 West, and the old fence right of way which is considered to be the Southernmost boundary of the above named subdivision, said strip is approximately 39 feet wide at its Western end and approximately 23 feet wide at the Eastern end and is 586 feet 9 inches in length on the side abutting the above named lots.**

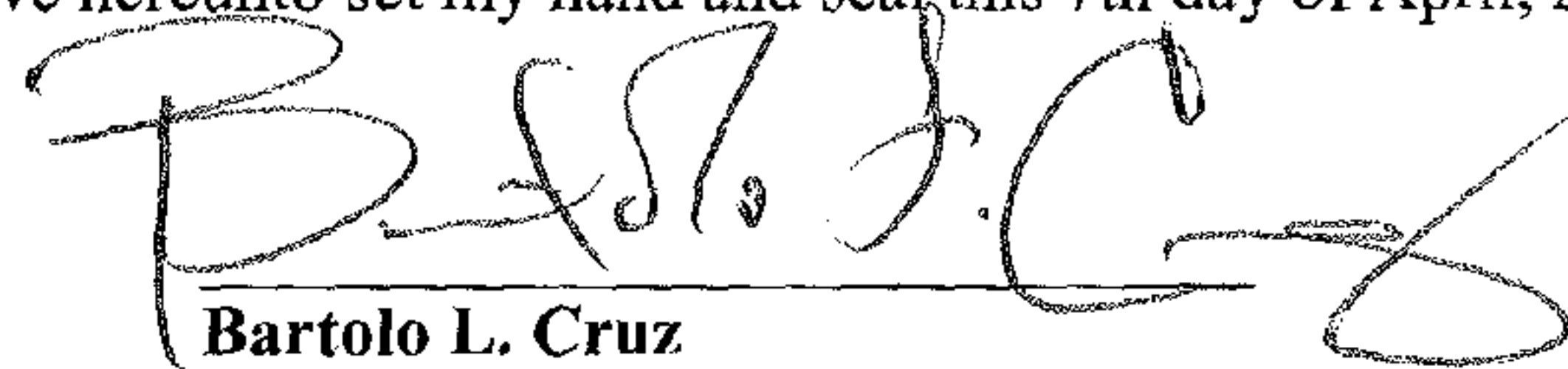
**SUBJECT TO ALL MATTERS OF RECORD**

**\$289,655.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

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 I do for myself and for my heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

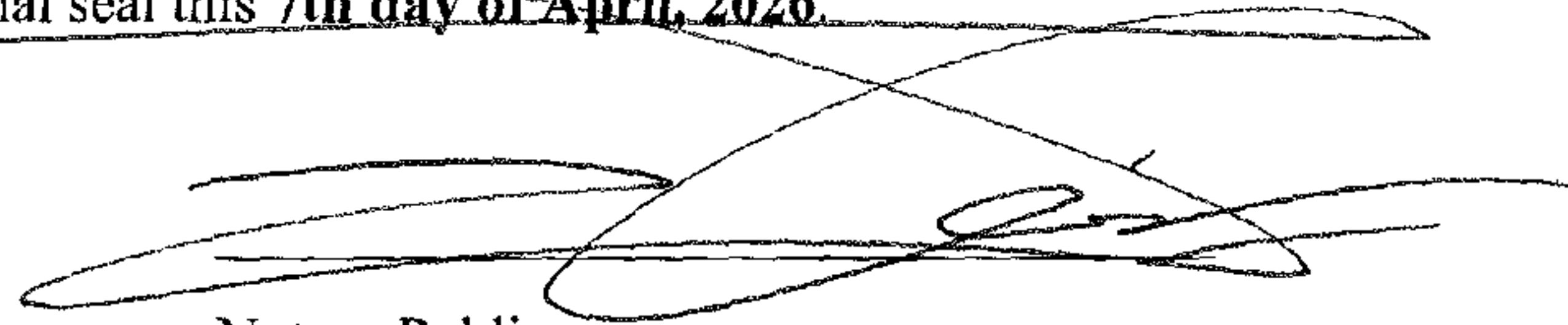
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of April, 2026.

  
Bartolo L. Cruz

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bartolo L. Cruz**, 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, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **7th day of April, 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 Bartolo L. Cruz and Mary Rebecca Cruz  
Mailing Address 150 County Road 642  
Cedar Bluff, AL 35959

Grantee's Name Stanley Edwards, Jr. and Jodie Edwards  
Mailing Address 1604 Ashville Road  
Montevallo, AL 35515

Property Address 1604 Ashville Road  
Montevallo, AL 35515

Date of Sale 04/07/2026  
Total Purchase Price \$295,000.00  
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).

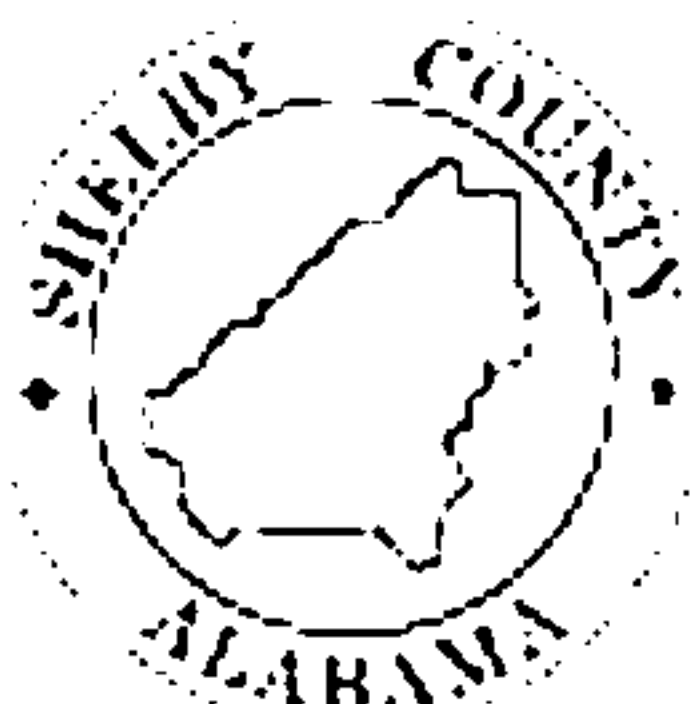
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 4/7/26

Print Matthew Ad...

Unattested  
\_\_\_\_\_  
(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**  
**04/09/2026 01:51:29 PM**  
**\$33.50 JOANN**  
**20260409000105980**

Form RT-1

*Allie S. Beyle*