

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-24-29883

Send Tax Notice To: Thomas Simpson
Tyler Simpson

540 Sheffield Way
Birmingham, AL 35242

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Mark L. Brown**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas Simpson and Tyler Simpson**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

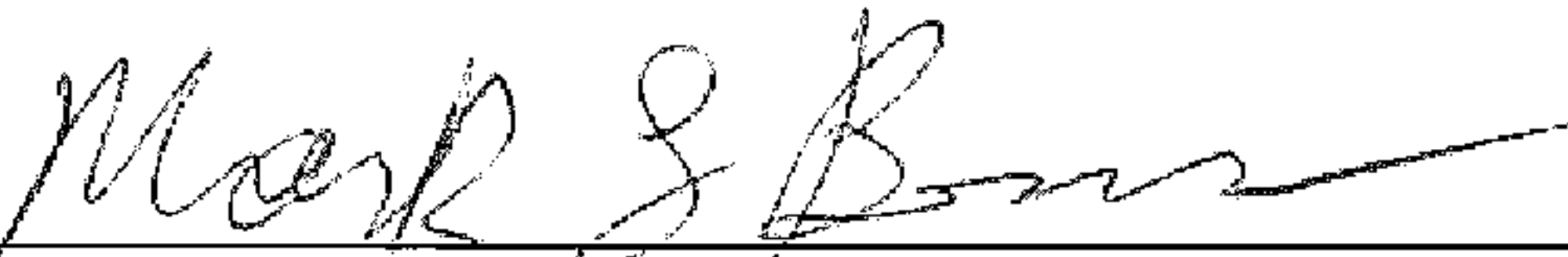
SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantor herein or spouse, if any.
\$210,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

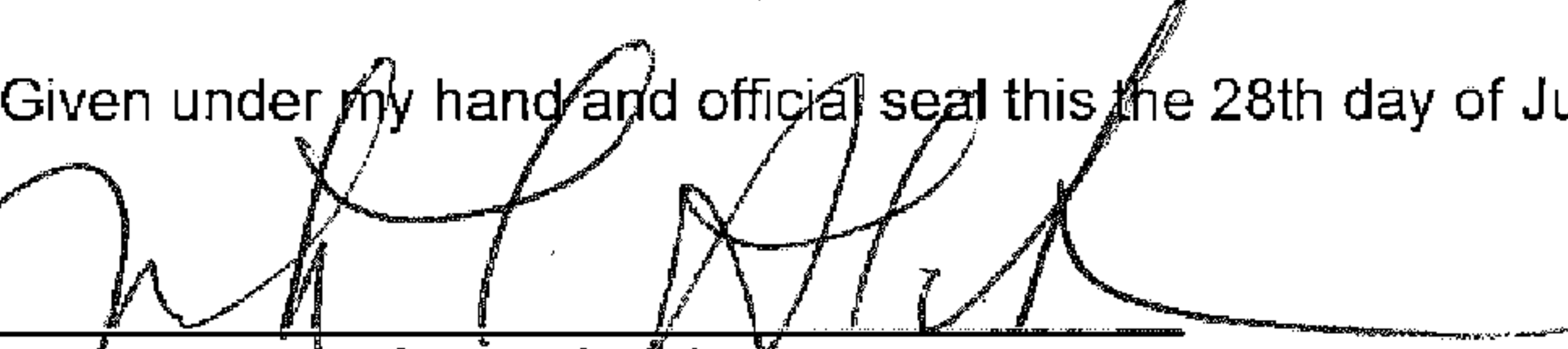
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of June, 2024.


Mark L. Brown

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mark L. Brown, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2024.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

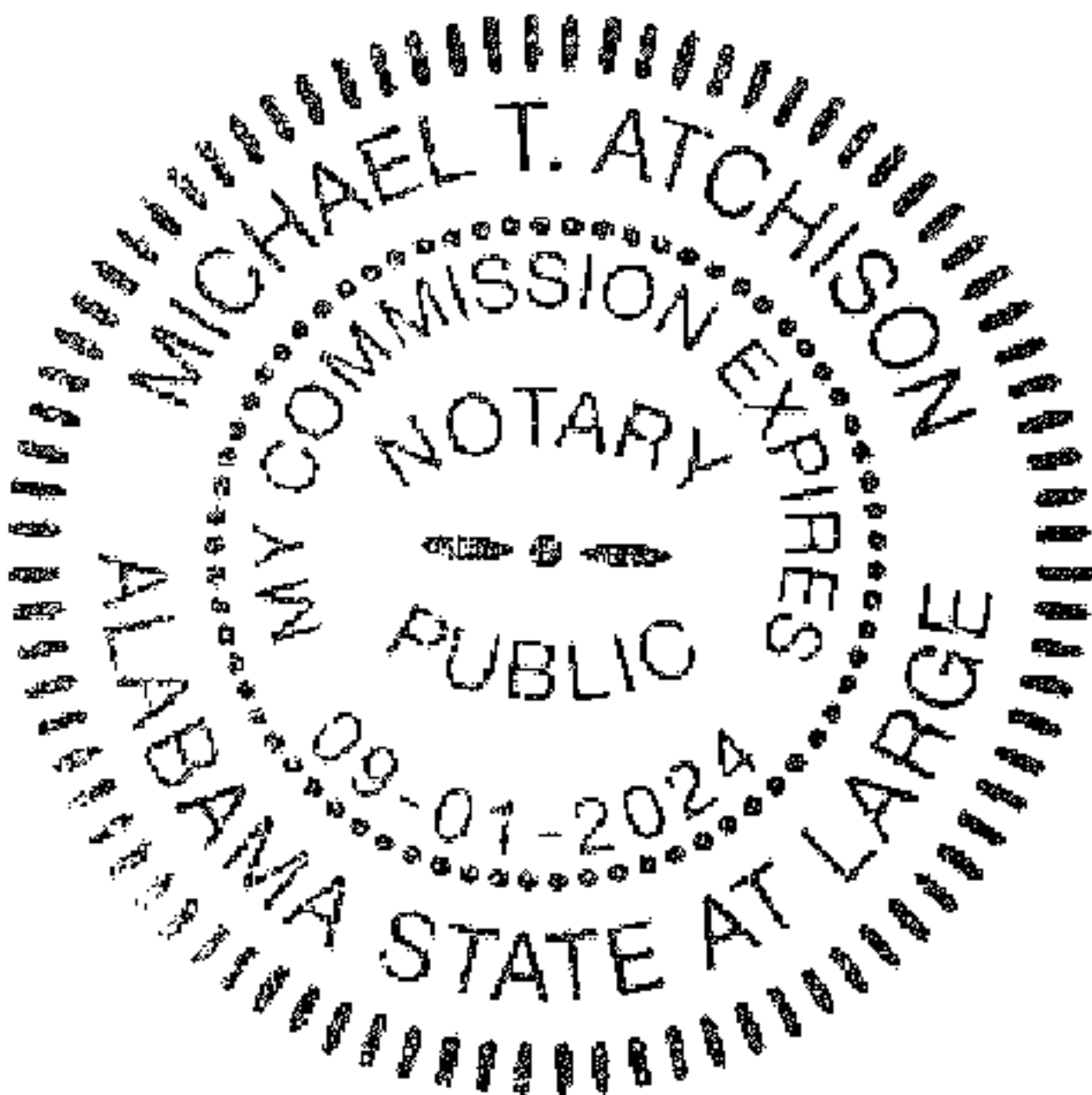


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Northwest 1/4 of the Northwest 1/4 of Section 29, Township 19 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:
Commence at a found 1 inch opentop pipe at the Northwest corner of the Northwest quarter of the Northwest quarter of said Section 29; thence run an assumed bearing of South 00 degrees 00 minutes 00 seconds East along the West line of said 1/4-1/4 section a distance of 627.48 feet to an iron pin set with a SSI cap at the point of beginning; thence continue South 00 degrees 00 minutes 00 seconds East along the West line of said 1/4-1/4 section for a distance of 191.70 feet to a bar found on the Northerly right of way line of Old Highway #280; thence run North 84 degrees 14 minutes 36 seconds East along said Northerly right of way line for a distance of 300.90 feet to an iron pin set with a SSI cap; thence run North 30 degrees 21 minutes 38 seconds West for a distance of 173.22 feet to an iron pin set with a SSI cap; thence run South 64 degrees 14 minutes 36 seconds West for a distance of 203.69 feet to the point of beginning.
According to survey of Carl Daniel Moore, PLS #12159, dated May 11, 2015.

Allen S. Bayal

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