

This instrument was prepared by:
Wallace/Ellis Law Firm
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Eagle Framing, Inc.
20395 Hwy 25, Ste. A
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Ten Thousand and No/00 Dollar.....(\$210,000.00), and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Jean P. Lincoln, an unmarried person and Michael A. Weathers, a married person (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Eagle Framing, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2024 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property constitutes no part of the homestead of Grantor or his spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of December, 2024.

Jean P. Lincoln

Michael A. Weathers

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jean P. Lincoln and Michael A. Weathers, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of December, 2024.

Notary Public

My Commission Expires: 10-9-28

Shelby County, AL 01/02/2025
State of Alabama
Deed Tax: \$210.00

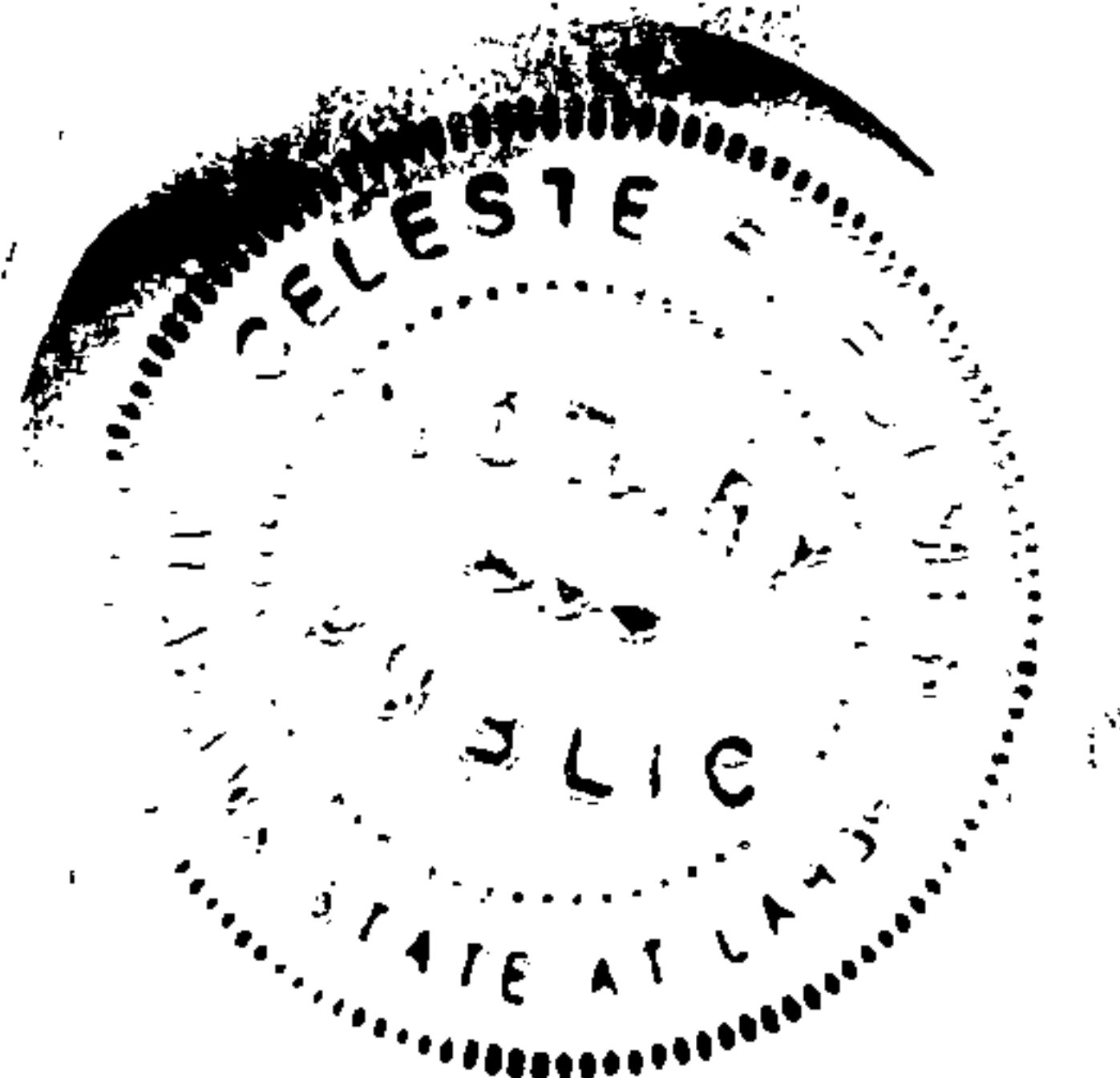


EXHIBIT "A"
LEGAL DESCRIPTION



20250102000001740 2/3 \$238.00
Shelby Cnty Judge of Probate, AL
01/02/2025 02:45:27 PM FILED/CERT

Commencing at the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 15, Township 21 South, Range 2 West; thence North 89 degrees 58 minutes 28 seconds West a distance of 730.32 feet to the point of beginning; thence North 11 degrees 27 minutes 99 seconds West a distance of 484.64 feet to a point on the southerly right of way of Shelby County Highway #26 and the point of cusp on a curve concave to the North having a radius of 2461.11 feet and a central angle of 6 degrees 53 minutes 01 seconds and being subtended by a chord which bears South 78 degrees 43 minutes 16 seconds West 695.51 feet; thence westerly along said curve a distance of 295.68 feet; thence South 82 degrees 09 minutes 47 seconds West tangent to said curve a distance of 168.13 feet; thence South 01 degrees 27 minutes 13 seconds East a distance of 394.39 feet; thence North 89 degrees 59 minutes 56 seconds East a distance of 542.65 feet to the point of beginning. All being situated in Shelby County, Alabama.

LESS AND EXCEPT property as shown in deed recorded in Inst. 2022102800040486, in the Probate Office of Shelby County, Alabama.

MAW
JPL

Real Estate Sales Validation Form



20250102000001740 3/3 \$238.00
Shelby Cnty Judge of Probate, AL
01/02/2025 02:45:27 PM FILED/CERT

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

Grantor's Name Jean P. Lincoln
Mailing Address 3034 Hwy 26
Alabaster, AL 35007

Grantee's Name Eagle Framing, Inc
Mailing Address 20395 Hwy 25, Ste A
Columbiana, AL 35051

Property Address 2882 Hwy 26
Alabaster, AL 35007

Date of Sale 12-31-24

Total Purchase Price \$ 210,000.00

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 12-31-24

Print Jean P. Lincoln

☐ Unattested

(verified by)

Sign

Jean P. Lincoln

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1