

THIS INSTRUMENT PREPARED BY:  
MATTHEW T. MURPHY  
J. CLAY MADDOX LLC  
409 LAY DAM ROAD  
CLANTON, AL 35045  
(205)755-1975

WARRANTY DEED  
LIFE ESTATE

-----  
SEND TAX NOTICES TO:

1175 Co. Rd. 271  
Clanton AL 35045

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

KNOW YE ALL MEN BY THESE PRESENTS:

**WHEREAS**, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, **Steve A. Price and Terry E. Price /aka/ Terri E. Price, a married couple**, in hand paid by the GRANTEE, **Landon Chase Lockhart and Joshua Logan Lovelady**, the receipt whereof is acknowledged, we, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, reserving a life estate unto **Steve A. Price and Terry E. Price**, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Northwest Corner of the Southeast Quarter of the Southeast Quarter of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama. Thence East 835.67 feet to the Point of Beginning, thence North 0 degrees, 14 minutes, 36 seconds East 96.00 feet to a 5/8" rebar, thence East 107.42 feet to a 5/8" rebar, thence South 0 degrees, 14 minutes 36 seconds West 514.43 feet to the West right-of-way line of Alabama Highway No. 25 and a 5/8" rebar, thence 81 degrees, 01 minutes, 41 seconds West along said right-of-way line 108.82 feet to a 5/8" rebar, thence leaving said right-of-way line North 0 degrees, 14 minutes, 36 seconds East 435.40 feet back to the Point of Beginning. Lying and being situated part in the Northeast Quarter, of the Southeast Quarter and part in the Southeast Quarter, of the Southeast of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama. Containing 1.29 acres, more or less.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

The GRANTOR expressly reserves unto Steve A. Price and Terri E. Price a life estate in and to said property, and it is the GRANTOR expressed intention to convey to the GRANTEE only the remainder interest in said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.


Prior Deed Reference: Instrument Number: 20021106000550520.

TO HAVE AND TO HOLD to the said GRANTEE, in fee simple, and to the heirs and assigns.

AND THE GRANTOR, do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE, his heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR have hereunto set their hand and seal, on this 31 day of January, 2025.

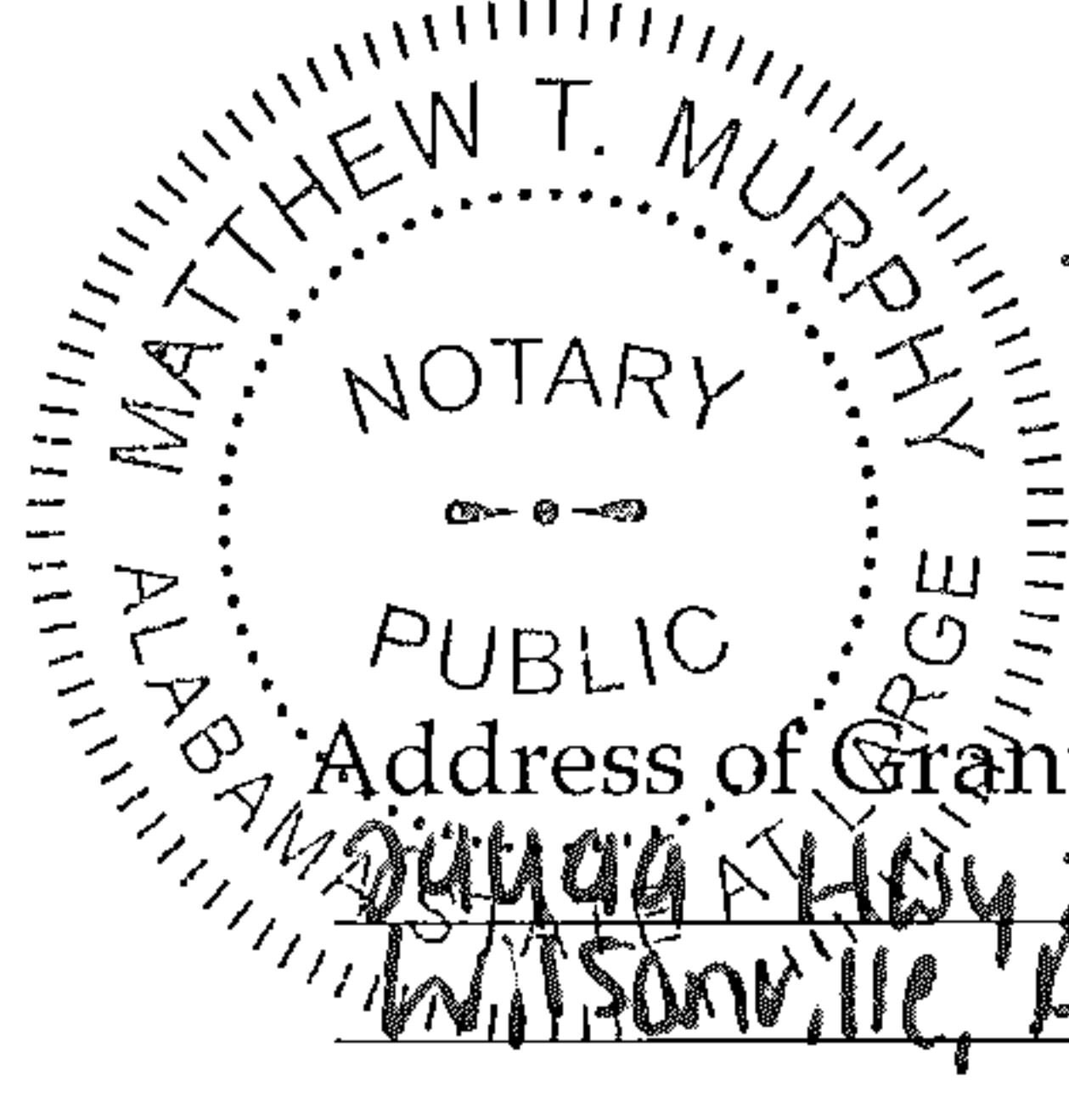
  
Steve A. Price

  
Terry E. Price

STATE OF ALABAMA                    )  
COUNTY OF CHILTON                )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Steve A. Price and Terry E. Price**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of January,  
2025.



*[Signature]*  
NOTARY PUBLIC  
My Commission Expires: 12/3/2025

Address of Grantee:  
175 Co Rd 271  
Clanton, AL 35045

Address of Grantor:  
29494 Hwy 25  
Wilsonville, AL 35186

Property Address:  
29494 Hwy 25  
Wilsonville AL 35186

Real Value: \$ 10,000<sup>00</sup>



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/31/2025 03:36:00 PM  
\$41.00 BRITTANI  
20250131000031630

*Allen S. Bayl*