This Instrument was Prepared by:

Send Tax Notice To: Michael D. Wright Stephanie B. Wright

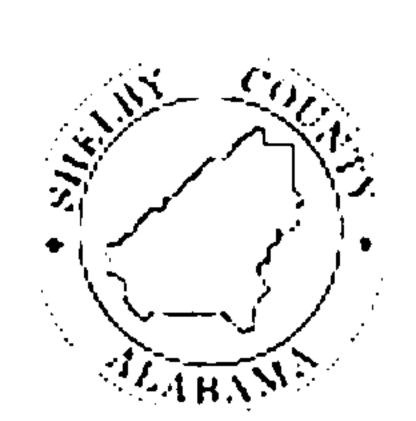
Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

Columbiana, AL 35051
File No.: MV-25-30339
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 Five Hundred Ninety Nine Thousand Dollars and No Cents (\$599,000.00), 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, Dana H. Byers, a Mary of woman, James R. Hogar Jr. a Mary of the man and Caryn H. Longshore, a Starte woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Michael D. Wright and Stephanic B. Wright, 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 2025 and subsequent years, all covenants, restrictions conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. Grantors herein are the surviving heirs at law of Diane Moats Hogan, having died on October 16 2017 and James Roger Hogan Sr. having died on April 8, 2024. No part of the homestead of the Grantors or spouse, if any.
\$0.00 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 Ith day of Ee bruary. Dana H. Byers James R. Hogan, Jr. Caryn H. Longshore
State of Alabama
I, LOVI CLAVIC, a Notary Public in and for the said County in said State, hereby certify that Dana H. Byers, James R. Hogan, Jr., and Caryn H. Longshore, 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 147 day of 160 day
Notary Public, State of Alabama
My Commission Expires: 8-19-38

EXHIBIT "A" LEGAL DESCRIPTION

W 1/2 of SW 1/4 of NW 1/4 and that part of the W 1/2 of the NW 1/4 of the SW 1/4 lying North of County Highway No. 69, all in Section 22, Township 20 South, Range 1 West. Also, all that part of the E 1/2 of NE 1/4 of SE 1/4, Section 21, Township 20 South, Range 1 West, Shelby County, Alabama, lying North of County Highway No. 69.

Being Parcel J of **TRACT NINE SUBDIVISION**, as recorded in Map Book 10, Page 32, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2025 12:42:26 PM
\$628.00 PAYGE
20250217000046980

alli 5. Buyl

Real Estate Sales Validation Form

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

Grantor's Name	Dana H. Byers James R. Hogan, Jr. Caryn H. Longshore * Dan H. Butter 290 (SIADA L. CORR	Grantee's Name	Michael D. Wright Stephanie B. Wright	
Mailing Address		Mailing Address	Chelsen, AL 35043	
Property Address	Chelsea, AL 35043	Total Purchase Price 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 Other				
Closing St	atement			
If the conveyance of this form is not re	•	n contains all of the required in	formation referenced above, the filing	
Instructions				
current mailing add	ress.		onveying interest to property and their	
Grantee's name an conveyed.	d mailing address - provide the na	me of the person or persons to	whom interest to property is being	
Property address -	the physical address of the proper	ty being conveyed, if available	,	
Date of Sale - the d	ate on which interest to the proper	rty 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.				
	ed for record. This may be evider		al and personal, being conveyed by d by a licensed appraiser of the	
valuation, of the pro-	ed and the value must be determined by the local of used and the taxpayer will be per	official charged with the respon	r market value, excluding current use sibility of valuing property for property abama 1975 § 40-22-1 (h).	
I attest, to the best further understand Code of Alabama 1	•	ne information contained in this on this form may result in the i	document is true and accurate. I mposition of the penalty indicated in	
Date February 12,	2025	Print Dana H. Byers		
Unattested		Sign	at Buch	
	(verified by)	(Grantor/	Grantee/Owner/Agént) circle one	