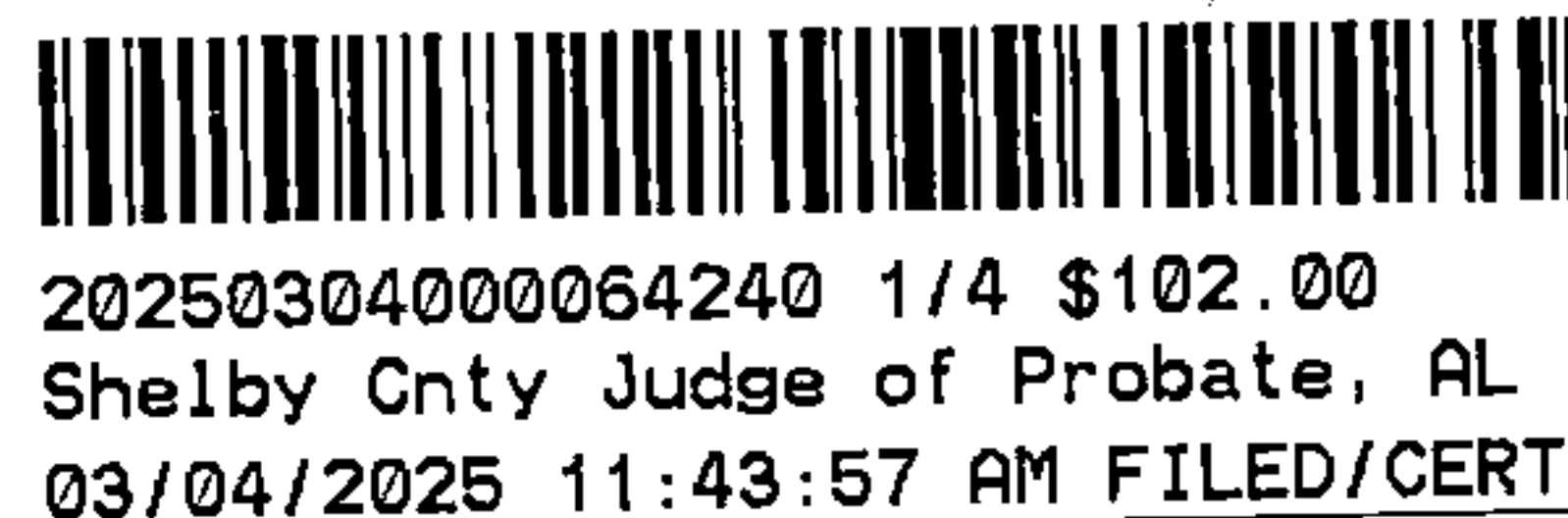


THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Larry Wayne Chapman

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP



STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SIXTY EIGHT THOUSAND EIGHT HUNDRED FIFTY AND NO/00 DOLLARS (\$68,850.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Larry Wayne Chapman, a single man, Stephanie Cannon, a _____ woman and Joshua Cannon, a _____ man* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Larry Wayne Chapman, Stephanie Cannon and Christopher Chapman, as joint tenants with right of survivorship* (herein referred to as *Grantees*), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A" for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2025.
2. Easements, restrictions, rights of way, and permits of record.

The grantee, Mona Kay Chapman, in Instrument No. 2007013000000710, is deceased having passed July 29, 2023.

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 (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 4 day of March 2025.

Larry Wayne Chapman
Larry Wayne Chapman

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Larry Wayne Chapman**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of March 2025.

Gladys Beasley

Notary Public
My Commission Expires May 11, 2026

Shelby County, AL 03/04/2025
State of Alabama
Deed Tax: \$69.00



20250304000064240 2/4 \$102.00
Shelby Cnty Judge of Probate, AL
03/04/2025 11:43:57 AM FILED/CERT

Stephanie Cannon
Stepahnie Cannon

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Stephanie Cannon**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of February 2025.

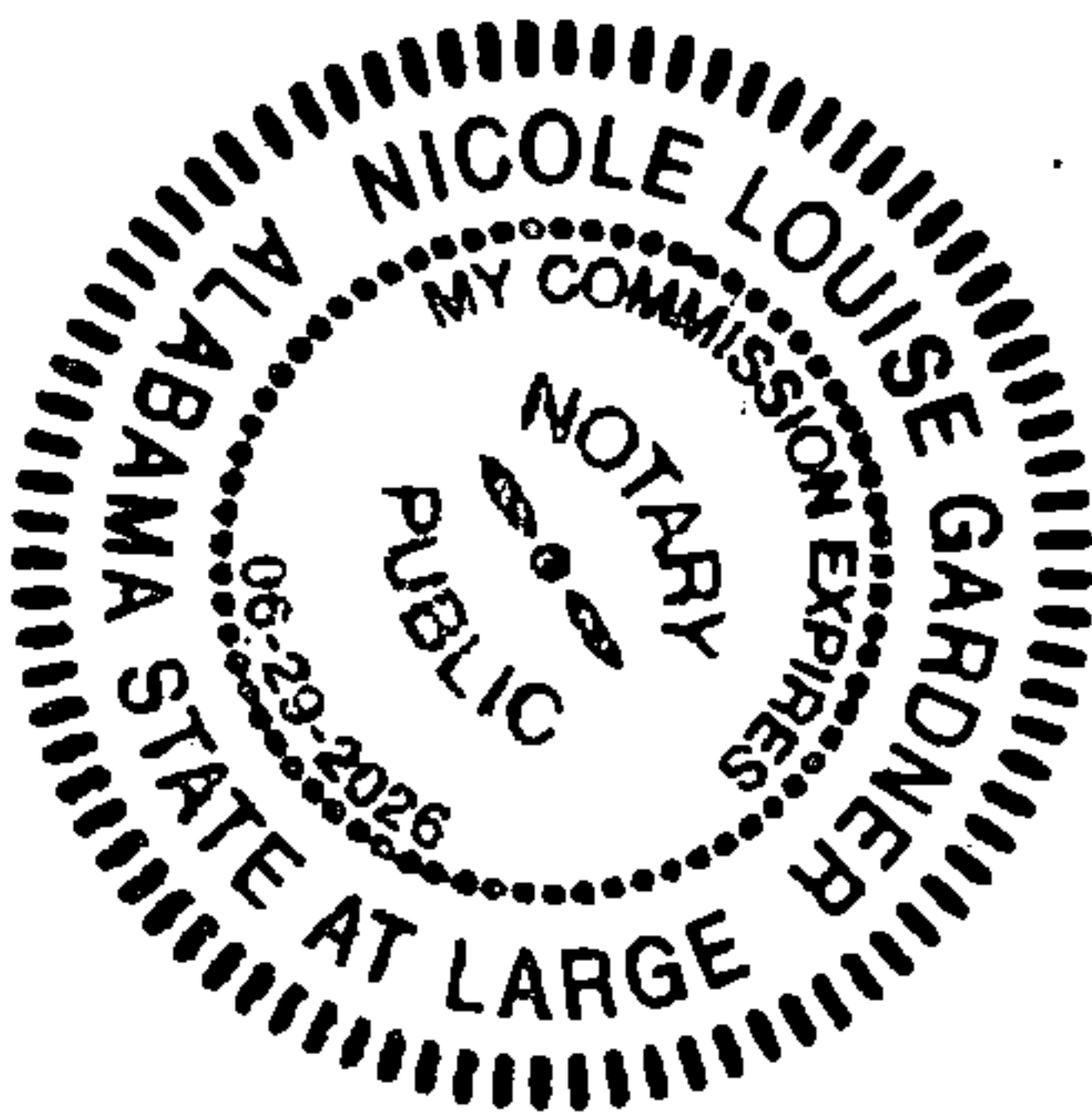
Heather Brasley
Notary Public
My Commission Expires May 11, 2026

Josh Cannon
Joshua Cannon

STATE OF ALABAMA)
COUNTY OF SHELBY)

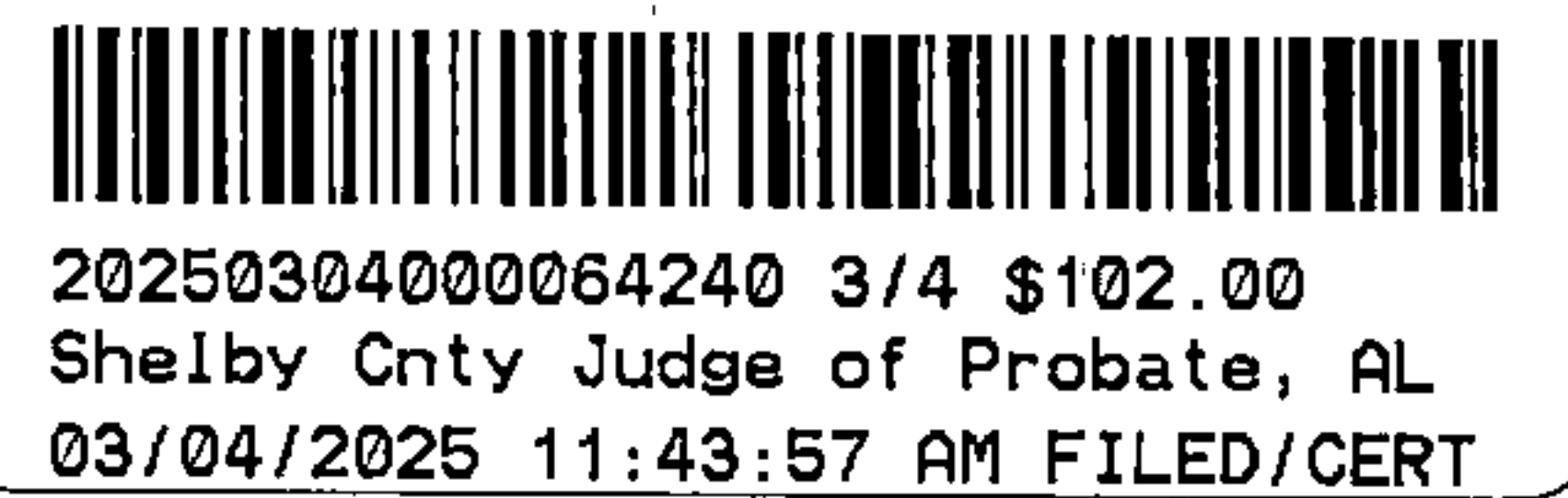
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify **Joshua Cannon**, whose names are signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the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

Given under my hand and official seal this 3rd day of March 2025.



Nicole Louise Gardner
Notary Public
My Commission Expires: 6-29-26

EXHIBIT "A"
Legal Description



Begin at the Southwest corner of Section 25, Township 18 South, Range 2 East, thence run North along the West line of said Section 25, a distance of 2644.65 feet; thence turn an angle of 33 deg. 26 min. to the right and run a distance of 3333.77 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 67.44 feet to a point on the Northwest right of way line of U.S. Hwy No. 231 and the Southwest margin of a gravel road leading from U.S. Highway No. 231 to Martin Town Lakes, and the point of beginning: thence turn an angle of 0 deg. 09 min. right and run along the southwest margin of said Martin Town Lakes Road, a distance of 210.0 feet; thence turn an angle of 90 deg. 00 min to the left and run a distance of 210.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210 feet to the northwest right of way line of U.S. Hwy No. 231; thence turn an angle of 90 deg. 00 min. to the left and run Northeast along said right of way line a distance of 210.00 feet to the point of beginning. Situated in the Northeast Quarter of the Northwest Quarter (NE ¼ of NW ¼) of Section 25, and the Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼) of Section 24, township 18 South, Range 2 East, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Larry Chapman
Mailing Address Chris Chapman
Stephanie Cannon
4035 Hwy 231 Vincent AL 35178

Grantee's Name Larry Chapman
Mailing Address Chris Chapman
Stephanie Cannon
4035 Hwy 231 Vincent AL 35178

Property Address 4035 Hwy 231
Vincent AL 35178

Date of Sale _____
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
☐ 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

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 3-4-25

Print Stephanie Cannon

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



20250304000064240 4/4 \$102.00
Shelby Cnty Judge of Probate, AL
03/04/2025 11:43:57 AM FILED/CERT