

This Instrument was Prepared by:

Send Tax Notice To: Charley Lynn
Leah Lynn

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

134 Meadow View Cir
Pellham, AL 35124

File No.: 2025-179

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 **Three Hundred Thousand Dollars and No Cents (\$300,000.00)**, 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, **Alandrea Yanique Barnett**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charley Lynn and Leah Lynn, 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

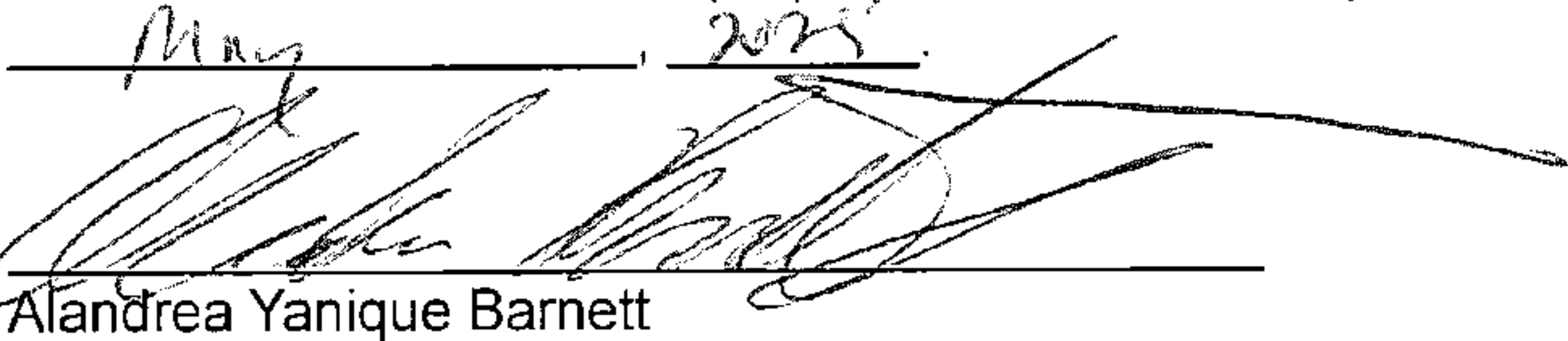
Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$375,000.00 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 12th day of

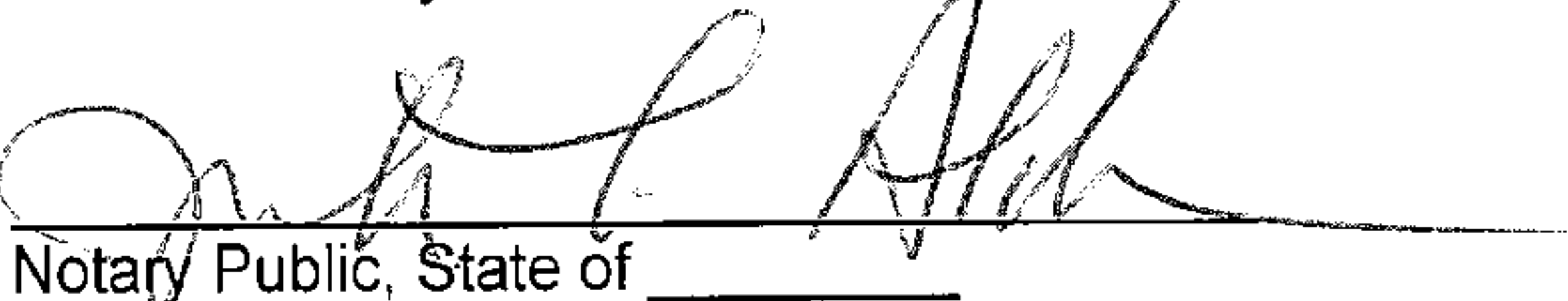
May, 2025.

Alandrea Yanique Barnett

State of AL

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Alandrea Yanique Barnett**, 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 12th day of May, 2025


Notary Public, State of Alabama

My Commission Expires: 8-19-28

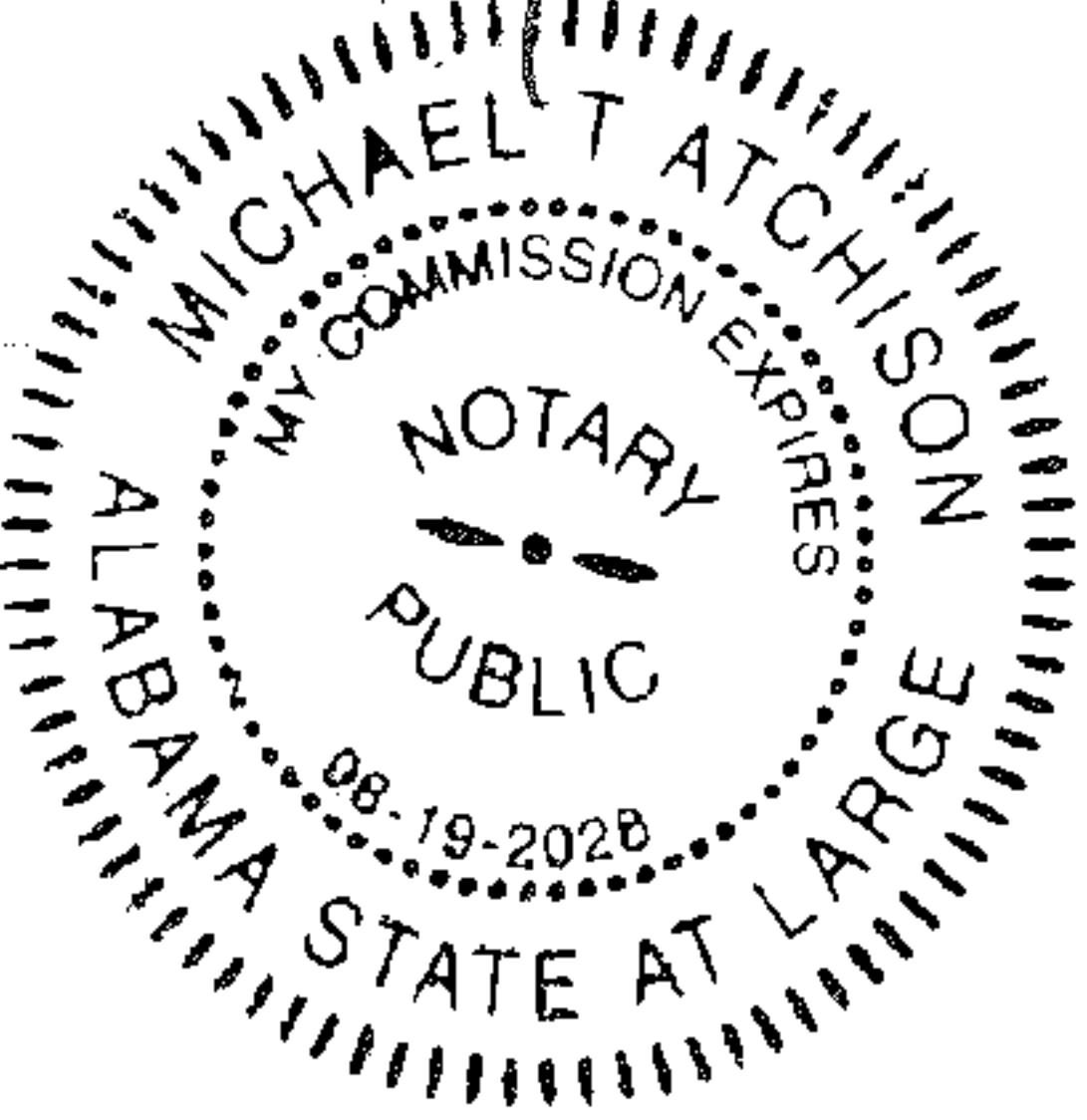


Exhibit A

Commencing at the SW corner of the SW 1/4 of NE 1/4 of Section 15, Township 21, Range 2 West and run North along said quarter-quarter section line, 391.80 feet to the POINT OF BEGINNING of the land herein conveyed; thence continue North 1461.51 feet; thence turn an angle of 90 degrees 27 minutes to the right and run 586.15 feet; thence turn an angle of 89 degrees 33 minutes to the right and run 1333.33 feet to a paved road; thence turn an angle of 102 degrees 20 minutes to the right and run 600 feet to POINT OF BEGINNING. Situated in Shelby County, Alabama.

Allen S. Bayal

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

Form RT-1