

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

36 Hwy 97
Columbiana, AL 35051

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Eighty-One Thousand and 00/100 (\$281,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Brandon K. Cumberland, a single man, and Elyse A. Cumberland, a single woman, in hand paid by the GRANTEE(S), Edna Fredette and Walter Fredette, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Southeast corner of the SW 1/4 of SE 1/4, Section 32, Township 21 South, Range 1 West according to a survey by Reese E Mallett, Jr. REG. LS#2950; thence proceed in a Northerly direction, along the East Boundary Line of said 1/4-1/4 Section for a distance of 231.00 feet to a point; thence turn 92 degrees 04 minutes 02 seconds to the left and run 667.46 feet to a point, being the Point of Beginning of the parcel of land herein described; thence turn 87 degrees 56 minutes 15 seconds to the left and run 123.22 feet to a point, iron; thence turn 71 degrees 35 minutes to the right and run 232.98 feet to a point, being an iron 30 feet from the centerline of County Hwy. #97; thence run in a Northwesterly direction along a line, Being 30 feet from & parallel to the Centerline of said Co. Hwy. #97 for a distance of 115 feet, more or less, (Chord distance 114.22 feet) to a point, iron; thence turn 105 degrees 59 minutes 15 seconds to the right and run 337.62 feet to a point, iron; thence turn 117 degrees 27 minutes 30 seconds to the right and run 41.78 feet to the Point Of Beginning, said

parcel of land is lying in the SW 1/4 of the SE 1/4 of Section 32, Township 21 South,
Range 1 West, Shelby County, Alabama.

Prior Deed Ref: Instrument No. 20200515000193480.

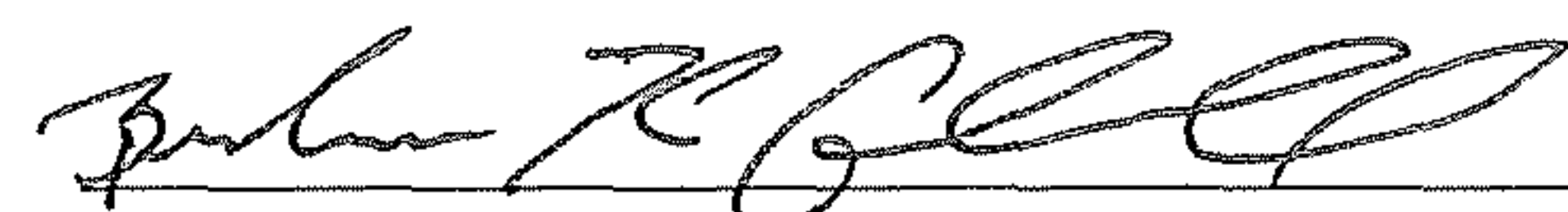
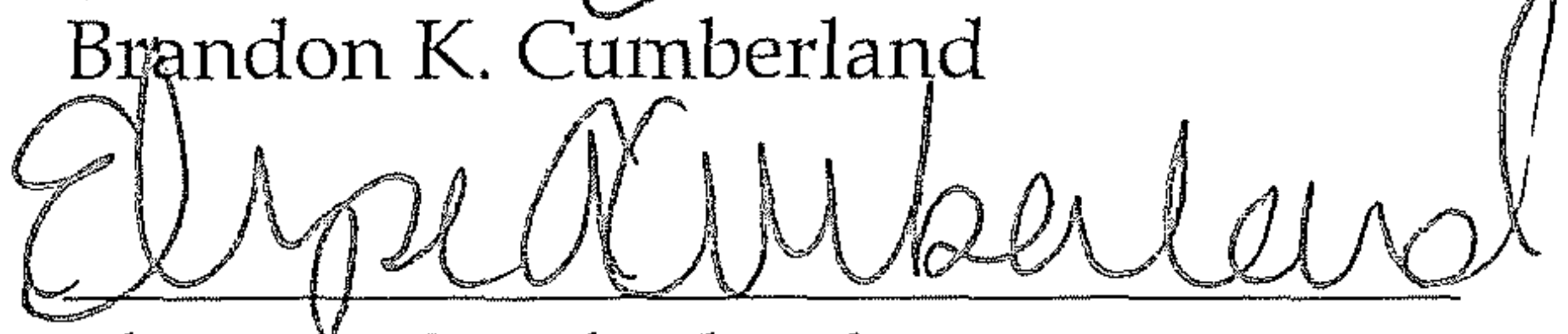
NOTE: \$283,838.00 of the purchase price was obtained by a Purchase Money
Mortgage.

Subject to all restrictions, reservations, easements, rights-of-way,
provisions, encroachments, covenants, terms, conditions, and building
set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor,
administrators, successors and assigns forever.

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

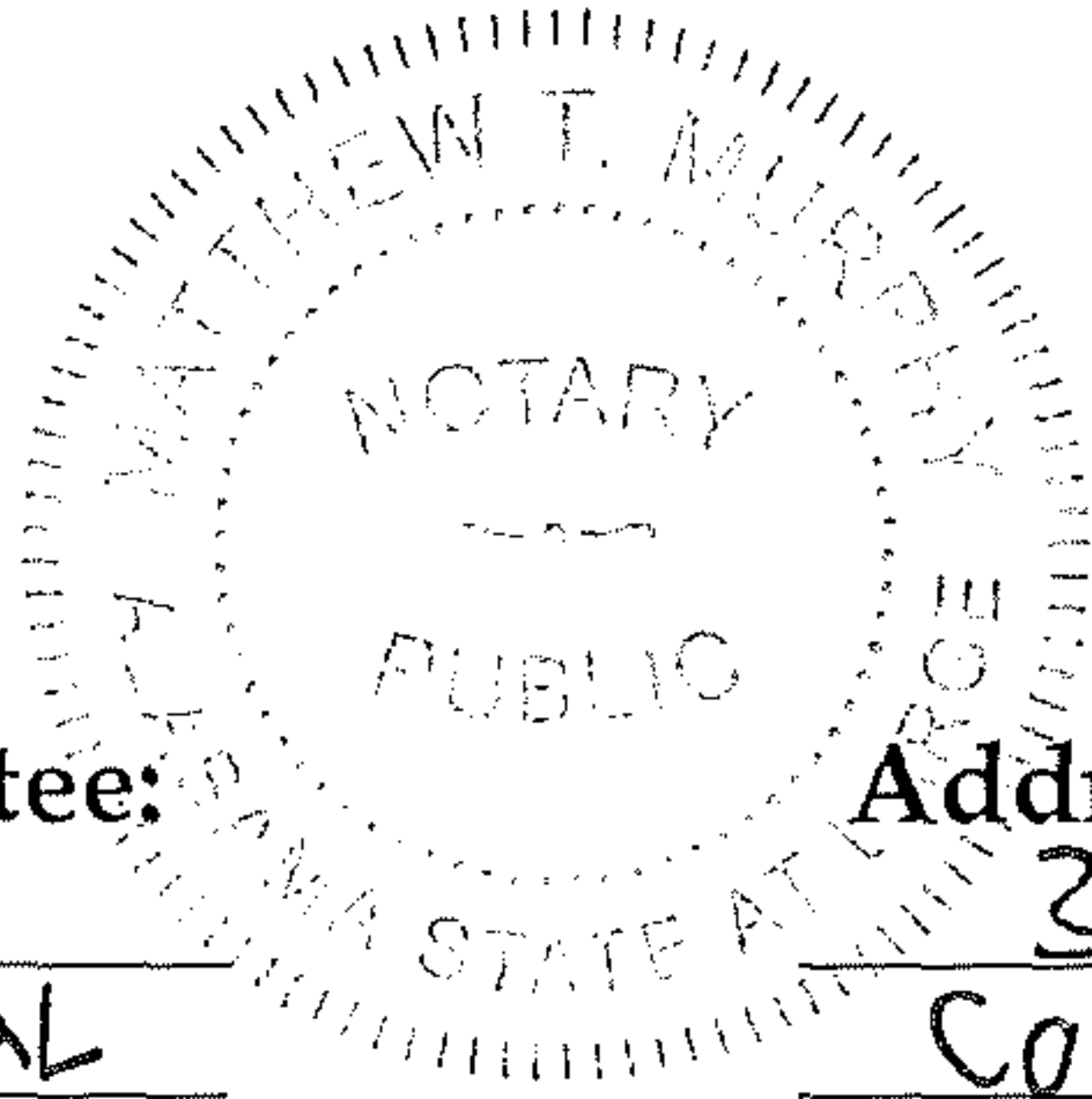
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our)
hand and seal, on this 28th day of March, 2025.


Brandon K. Cumberland

Elyse A. Cumberland

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Brandon K. Cumberland and Elyse A. Cumberland** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of March, 2025.



NOTARY PUBLIC

My Commission Expires: 12/3/2025

Address of Grantee:

36 Hwy 97
Columbiana, AL
35051

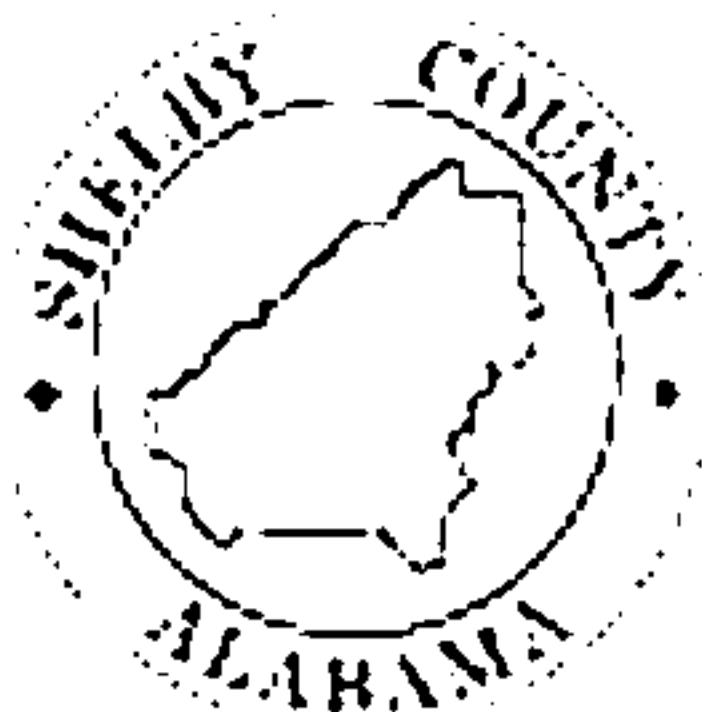
Address of Grantor:

36 Hwy 97
Columbiana, AL
35051

Property Address:

36 Highway 97
Columbiana, AL 35051

Real Value: \$281,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/15/2025 09:29:02 AM
\$29.00 JOANN
20250515000147850

Allen S. Bayl