

This Instrument was Prepared by:

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

Send Tax Notice To: ASH Holdings Living Trust

P.O. Box 1591
Columbiana AL 35051

File No.: S-25-30557

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Thousand Dollars and No Cents (\$180,000.00)**, 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, **Terry J. Falkner**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **ASH Holdings Living Trust**, (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 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Lorene J. Falkner, one of the grantees in Inst. No. 1994-16869 is deceased, having died 11/12/2008. Grantor herein is the sole devisee of J. D. Falkner, Sr. under Probate Case # PR-2015-000330, Shelby County, Alabama.

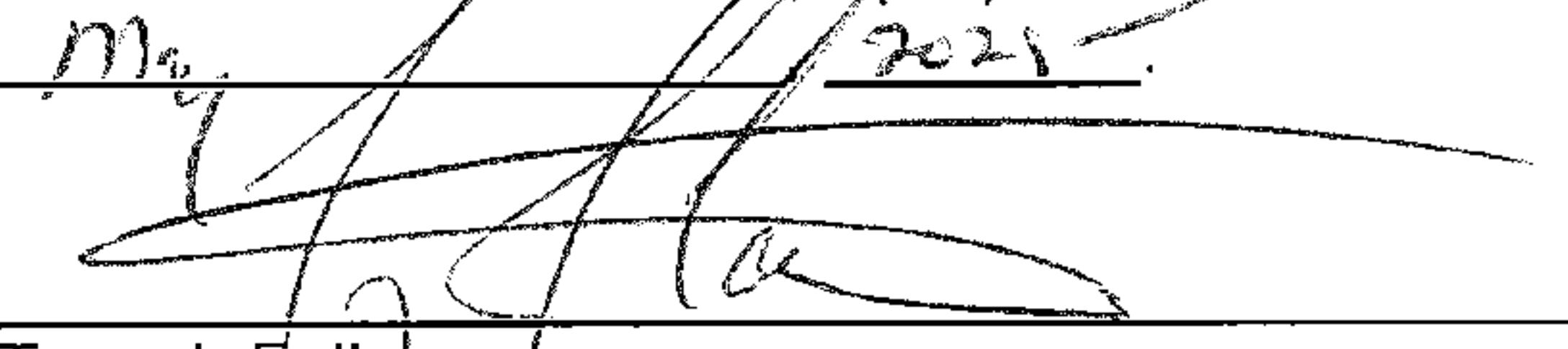
No part of the homestead of the Grantor herein or spouse.

\$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 Grantee, his, her or their heirs and assigns forever.

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 30th day of

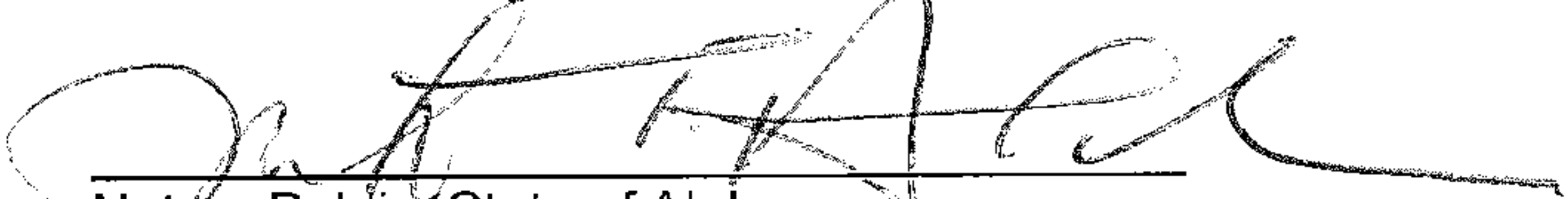
May 2025.

Terry J. Falkner

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Terry J. Falkner, 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 30th day of May, 2025.


Notary Public, State of Alabama

My Commission Expires: _____

8-19-28

EXHIBIT "A"
LEGAL DESCRIPTION

The West Half of the Following Described Property:

11 acres in NE corner of NE 1/4 of SW 1/4, less 1 acre in SW corner.
N 1/2 of NW 1/4 of SE 1/4, less 1 acre across South end of NW 1/4 of NW of SE 1/4; NW 1/4 of NE 1/4 of SE 1/4; 2 acres in NW corner of NE 1/4 of NE 1/4 of SE 1/4, being 318 feet East and West and 210 feet North and South.
All above described being in Section 14, Township 22 South, Range 1 West, Shelby County, Alabama.

ALSO, The West Half of the Following Described Property:

All the E 1/2 of SW 1/4 of SE 1/4 and SE 1/4 of NW 1/4 of SE 1/4, and all of the SW 1/4 of NE 1/4 of SE 1/4, and all of the W 1/2 of SE 1/4 of SE 1/4, Section 14, Township 22 South, Range 1 West, lying North of Shelby County Road #42, all in Shelby County, Alabama, said property comprising all those blocks of Shelby Highlands Subdivision, lying North of County Road #42.

The intent herein is to convey all property as described in Instrument # 1994-16869, Probate Office, Shelby County, Alabama. Current tax numbers for 2025 are 29-6-14-0-000-020.000 and 29-6-14-4-000-001.000.

