This Instrument was Prepared by:

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

File No.: S-25-30557

Send Tax Notice To: ASH Holdings Living Trust

P.O. Box 1591 Columbian Ac 35151

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.

2021

My Commission Expires:

\$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 3 + 4

Terry J. Falkner

County of Shelby

I. Mark T. Addition. 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 Addy of Mark Decided on the Conveyance he/she/they executed the same voluntarily on the day the same bears date.

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.

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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.

Real Estate Sales Validation Form

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

Grantor's Name	Terry J. Falkner		ASH Holdings Living Trust
Mailing Address	OMBO DOMBU LIMITI	Mailing Address	P.O. Dox 1591
	2092 BROOK HIGHL BHM AL 3.5242	AND KINGE	Columbiano At 55051
	<u> </u>		HE STANCES I CHINA, FILE JOY
Property Address		Date of Sale	May 21, 2025
	Shelby, AL 35143	Total Purchase Price	\$180,000.00
		or Actual Value	
		or	· · · · · · · · · · · · · · · · · · ·
		Assessor's Market Value	•
one) (Recordation Bill of Sale xx Sales Con	ntract		ng documentary evidence: (check
Closing St	atement		
If the conveyance of this form is not re	•	contains all of the required in	formation referenced above, the filing
	In	structions	
Crantaria nama ana	d mailing addrage - provide the name	of the person or persons co	nveying interest to property and their
current mailing add	•	or the person or persons co	inveying interest to property and their
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Grantee's name an conveyed.	id mailing address - provide the name	e of the person of persons to	whom interest to property is being
Property address -	the physical address of the property	being conveyed, if available.	
Date of Sale - the d	date on which interest to the property	was conveyed.	
Total purchase price the instrument offer	e - the total amount paid for the purch red for record.	hase of the property, both rea	al and personal, being conveyed by
	e property is not being sold, the true versed for record. This may be evidence market value.	· · · · · · · · · · · · · · · · · · ·	
valuation, of the pro-	led and the value must be determined operty as determined by the local office used and the taxpayer will be penaled	cial charged with the respons	sibility of valuing property for property
I attest, to the best further understand Code of Alabama 1	of my knowledge and belief that the integrated that any false statements claimed on 975 § 40-22-1 (h).	information contained in this this form may result in the in	document is true and accurate. In position of the penalty indicated in
Date May 21, 2025	<u>. </u>	Print Terry J. Falkne	r / /
Unattested		Sign	
	(verified by)	(Grantor/	Grantee/Owner/Agent) circle one
		Filed and Recorded	
		Official Public Records Judge of Probate Shelby Com	nty Alahama County
		Judge of Probate, Shelby Cou Clerk	nty Alabama, County Form RT-1
		Shelby County, AL	
	ARNS	05/30/2025 03:50:17 PM \$208.00 BRITTANI	
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