

This Instrument was Prepared by:

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

File No.: MV-25-30600

Send Tax Notice To: Robert Lee Reagan
Martin Jerome Anderson

235 Hwy 416
Wilsonville, AL 35186

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 Sixty Thousand Dollars and No Cents (\$360,000.00)**, 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, **Janie Marie Chambers, Trustee of the Janie Marie Chambers Living Trust, dated November 11, 2016, and any amendments thereto**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Lee Reagan and Martin Jerome Anderson**, 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

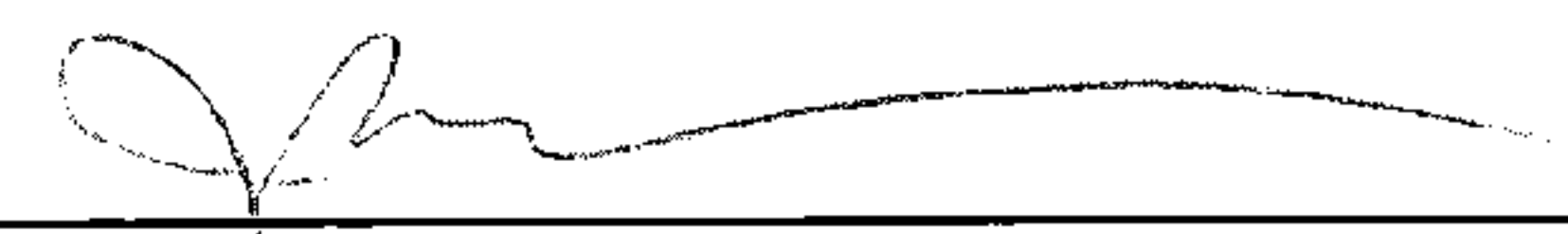
Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 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 23rd day of June, 2025.

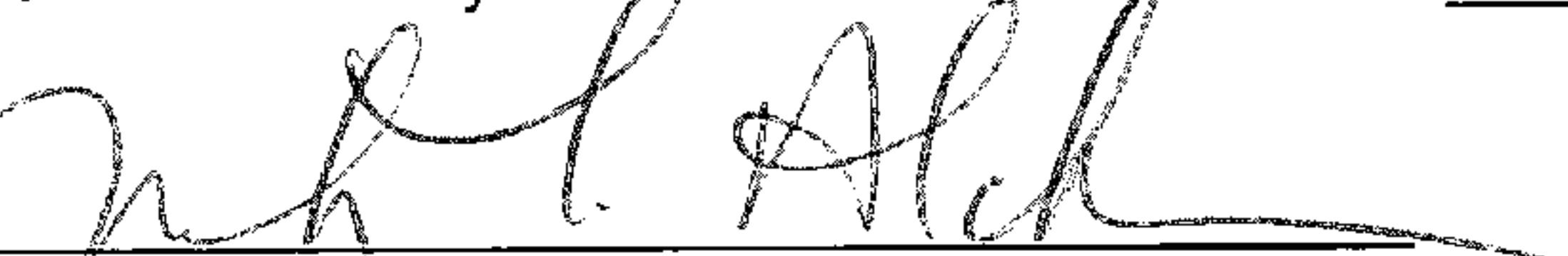

Janie Marie Chambers, Trustee of the Janie Marie Chambers Living Trust, dated November 11, 2016, and any amendments thereto

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Janie Marie Chambers, Trustee of the Janie Marie Chambers Living Trust, dated November 11, 2016, and any amendments thereto, 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 23rd day of June, 2025.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028

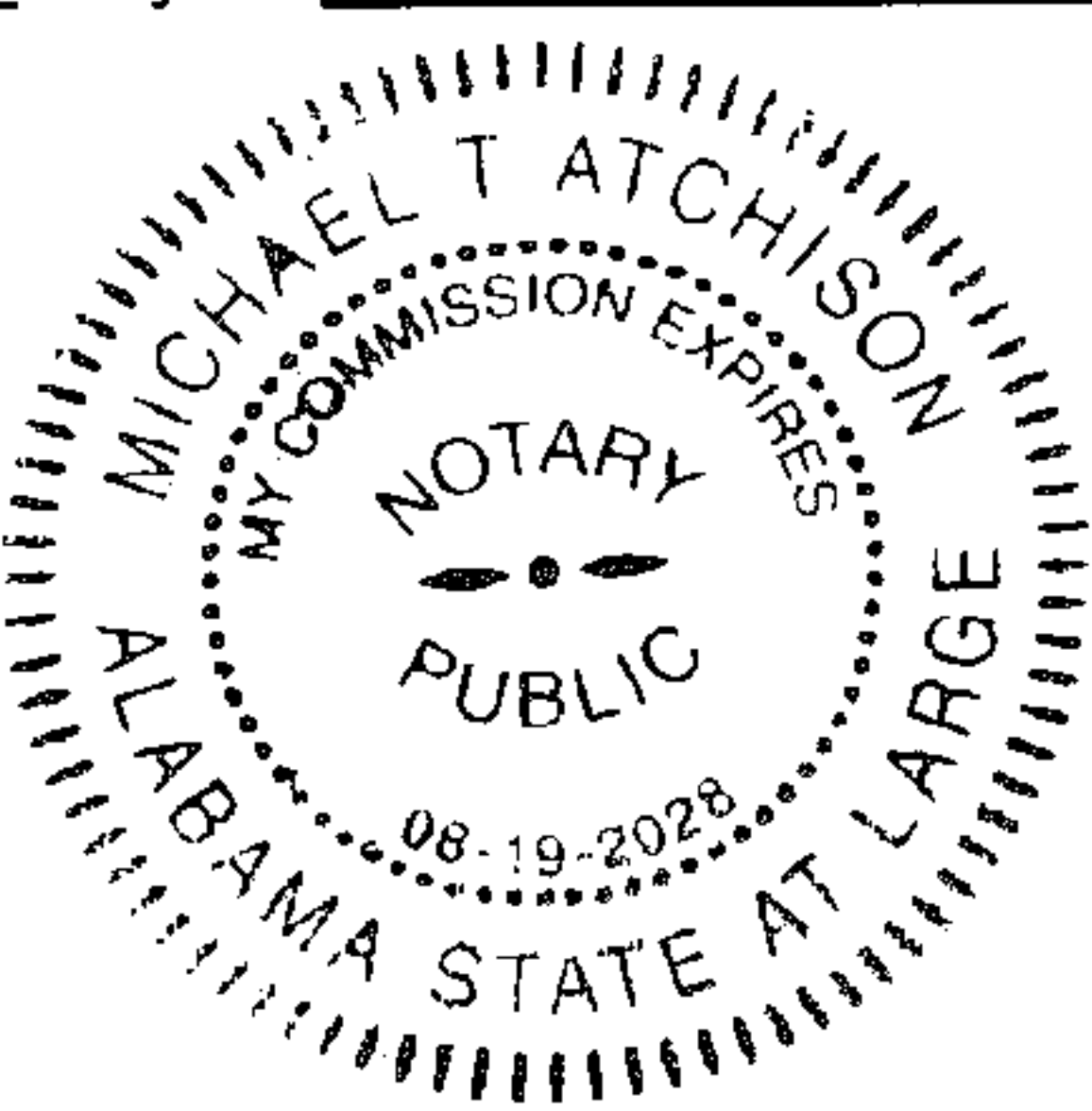


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Southwest corner of Lot 25, Walter's Cove Subdivision, First Sector, as recorded in Map Book 5, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama; thence proceed Westerly along the North boundary of the 60 foot right of way of County Highway #416 for a distance of 106.0 feet to a point; thence turn an angle of 92 degrees 04 minutes to the right and run along the East boundary of a 10 foot easement for a distance of 191.91 feet to a point; thence turn an angle of 78 degrees 52 minutes to the right and proceed Easterly along the South margin of Carden Channel for a distance of 121.55 feet to a point (being the Northwest corner of said Lot 25, Walter's Cove, First Sector); thence turn an angle of 104 degrees 44 minutes to the right and run along the West boundary of said Lot 25 for a distance of 210.00 feet to the Point of Beginning. Being located in the Northwest 1/4 of Section 23, Township 21 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/24/2025 09:22:46 AM
 \$388.00 PAYGE
 20250624000191270

Alex S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Janie Marie Chambers, Trustee of
 the Janie Marie Chambers Living
 Trust, dated November 11, 2016, and
 any amendments thereto

Mailing Address 200 OneNineteen Blvd
Birmingham, AL 35242

Property Address 235 Highway 416 .
Wilsonville, AL 35186

Grantee's Name Robert Lee Reagan
 Martin Jerome Anderson

Mailing Address 235 Hwy 416
Wilsonville, AL 35186

Date of Sale _____
 Total Purchase Price \$360,000.00
 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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 available.

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 of 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 June 17, 2025

Print Janie Marie Chambers, Trustee of the Janie Marie
 Chambers Living Trust, dated November 11, 2016,
 and any amendments thereto

[Signature]

Form RT-1