

This Instrument was Prepared by:

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

File No.: MV-25-30505

Send Tax Notice To: William F Fleagle
Leigh Ann Fleagle

306 East College St
Columbiana, AL 35051

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 Seven Thousand Five Hundred Dollars and No Cents (\$367,500.00)**, 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, **Michael E. Howard and Erle P. Morring**, a married couple (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William F Fleagle and Leigh Ann Fleagle**, 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.

\$217,500.00 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 26th day of June, 2025.

Michael E. Howard

Erle P. Morring

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 Michael E. Howard and Erle P. Morring, 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 26th day of June, 2025.

Notary Public, State of Alabama

My Commission Expires: August 19, 2028

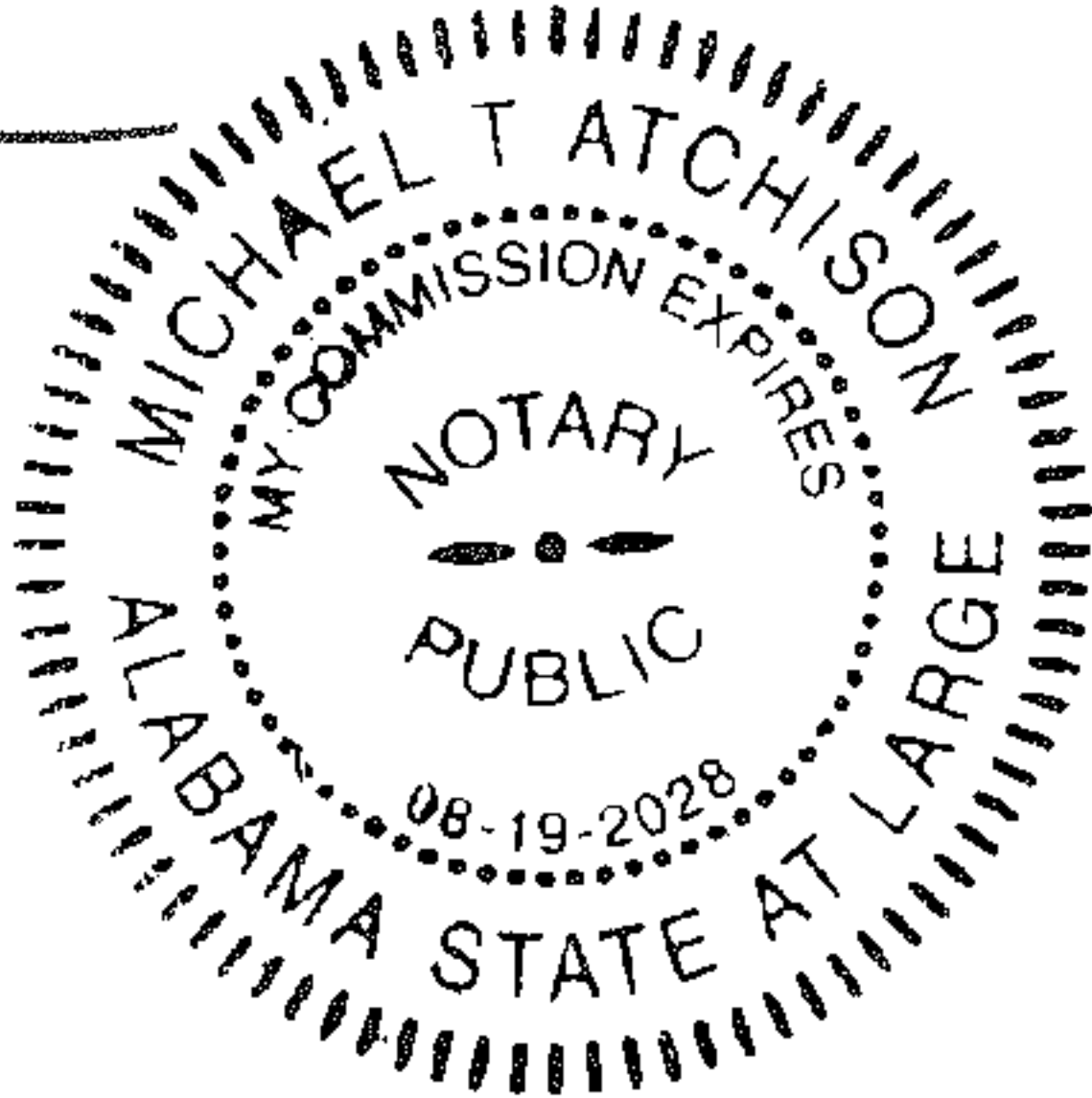
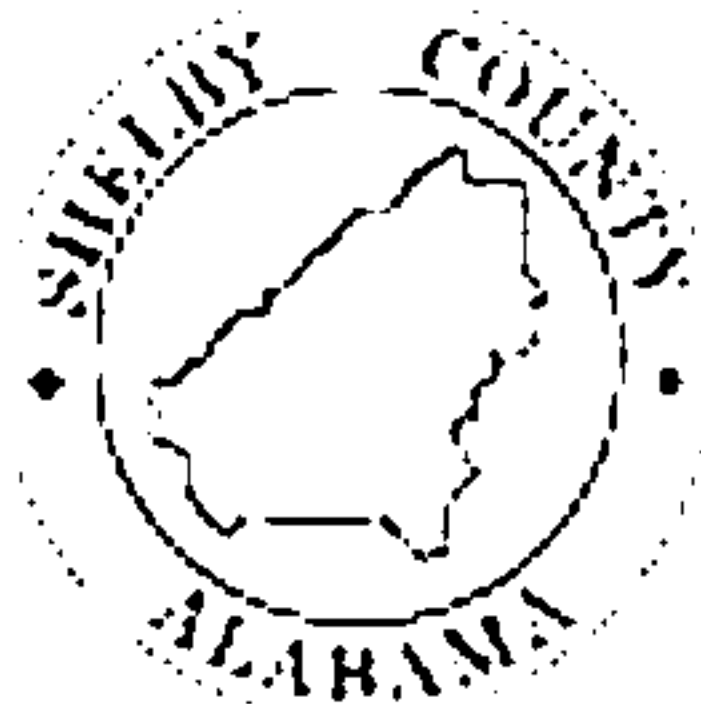


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 34, Township 24 North, Range 15 East, run thence West 670 feet along the North boundary line of said forty to a point, run thence South parallel to East line of said forty a distance of 30 feet to a four and one-half inch square concrete post to the point of beginning of the lot herein described; run thence South parallel to the line of said forty a distance of 109 feet to a point, run thence South 82 degrees West a distance of 49 feet to a point; run thence North 9 degrees East 116 feet and 9 inches to a point; run thence East parallel to the North boundary line of said forty a distance of 35 feet to the point of beginning. Being situated in Shelby County, Alabama.

ALSO an undivided interest in and to the following described property:

Commence at the Northwest corner of the NE 1/4 of SE 1/4-1/4 Section 34, Township 24 North, Range 15 East, thence run North 88 degrees 12 minutes East along the North boundary line of said 1/4-1/4 section a distance of 605.00 feet to the Northwest corner of Lot No 1 as per map of Benson's Camp recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama; run thence South 0.00 degrees 06 minutes East a distance of 264.00 feet to the point of beginning of the lot herein described; thence continue South 0.00 degrees 06 minutes East and run a distance of 6.00 feet to the Southeast corner of Lot No. 5 as per said map; thence run North 88 degrees 12 minutes East along the South side of said Lot 5 a distance of 8.00 feet; thence run North 0.00 degrees 06 minutes West a distance of 6.00 feet; thence run South 88 degrees 12 minutes West a distance of 9.00 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/26/2025 02:21:28 PM
 \$178.00 BRITTANI
 20250626000195010

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Michael E. Howard Erle P. Morring	Grantee's Name	William F Fleagle Leigh Ann Fleagle
Mailing Address	<u>825 29th St S</u> <u>Birmingham, AL 35205</u>	Mailing Address	<u>306 East College St.</u> <u>Columbia, AL 35051</u>
Property Address	<u>55 Mayfly Ln.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>June 26, 2025</u>
		Total Purchase Price	<u>\$367,500.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 18, 2025

Print Michael E. Howard

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one