

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.

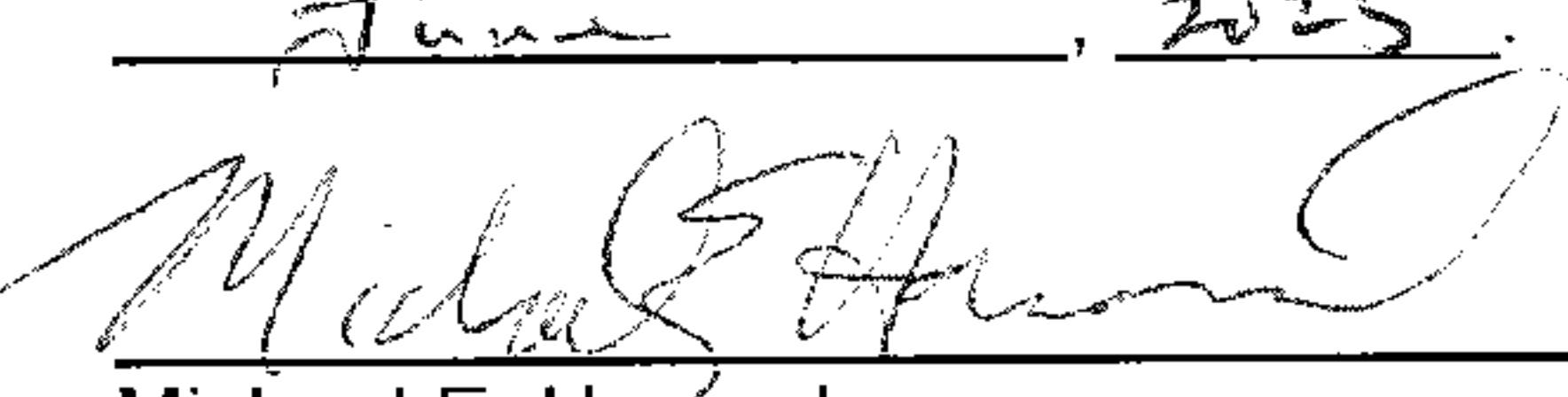
\$217,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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.

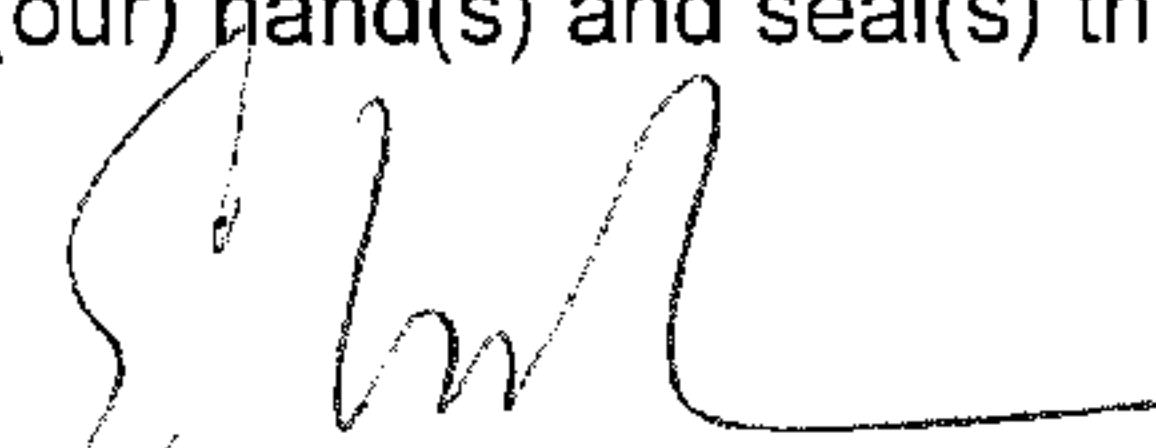
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 persons.

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

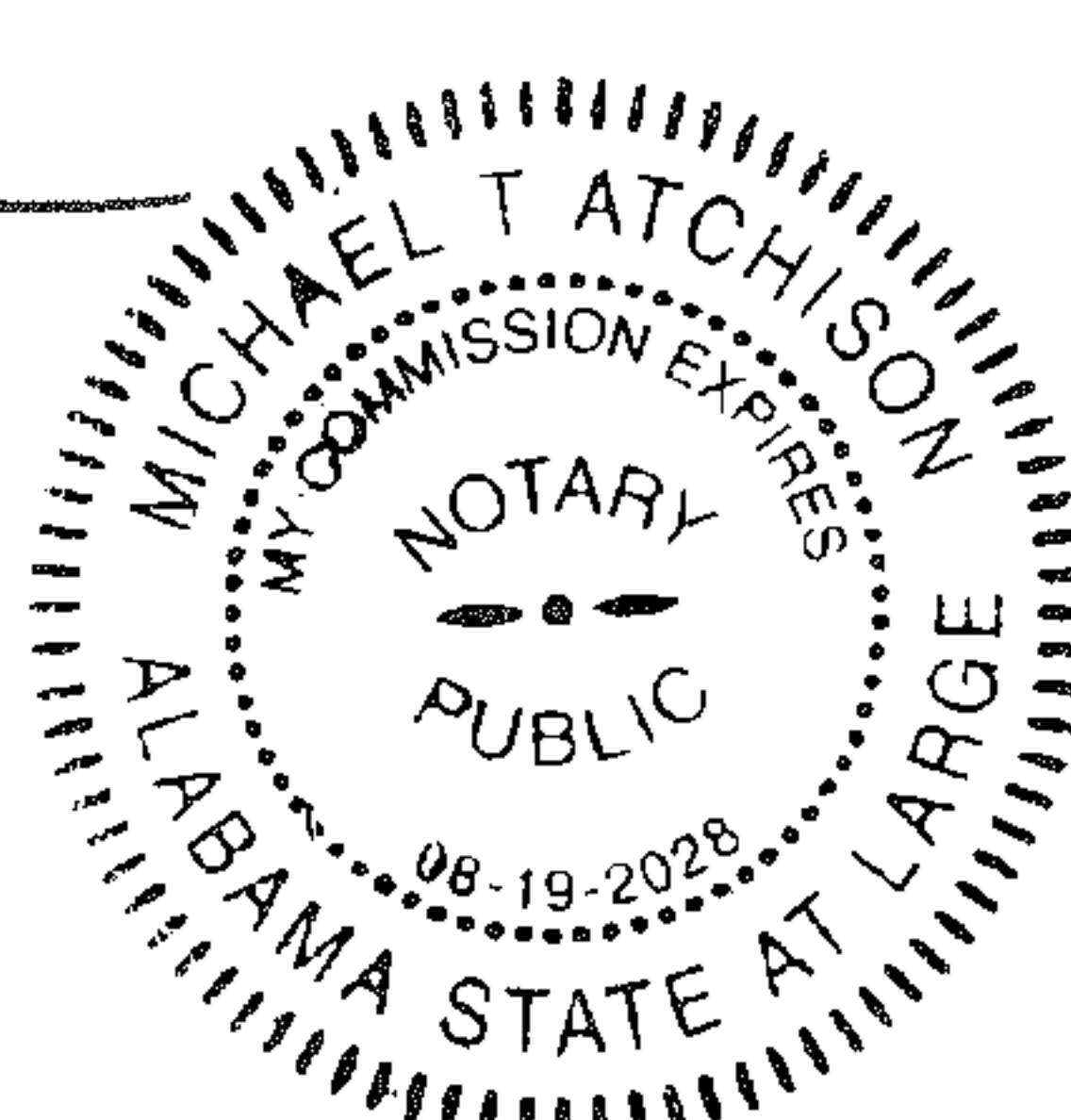


EXHIBIT "A"
LEGAL DESCRIPTION

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.

