

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-25-30622

Send Tax Notice To: Thomas Robert McGowan Jr.
Hurston Masters

3460 Westover Rd.
St. Louis, AL 35147

**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 **Sixty Thousand Dollars and No Cents (\$60,000.00)**, 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, **Ricky Curren and Lynn Curren, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas Robert McGowan Jr. and Hurston Masters, 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 all 2025 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

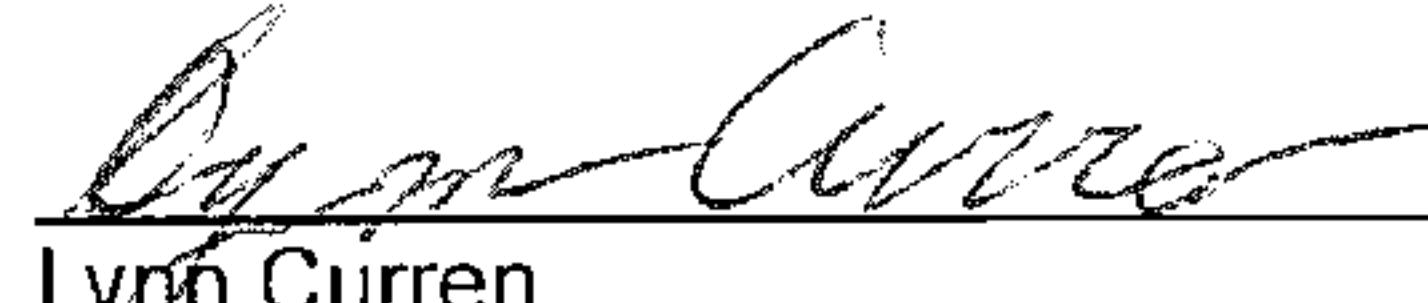
\$48,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 10th day of July, 2025.


Ricky Curren


Lynn Curren

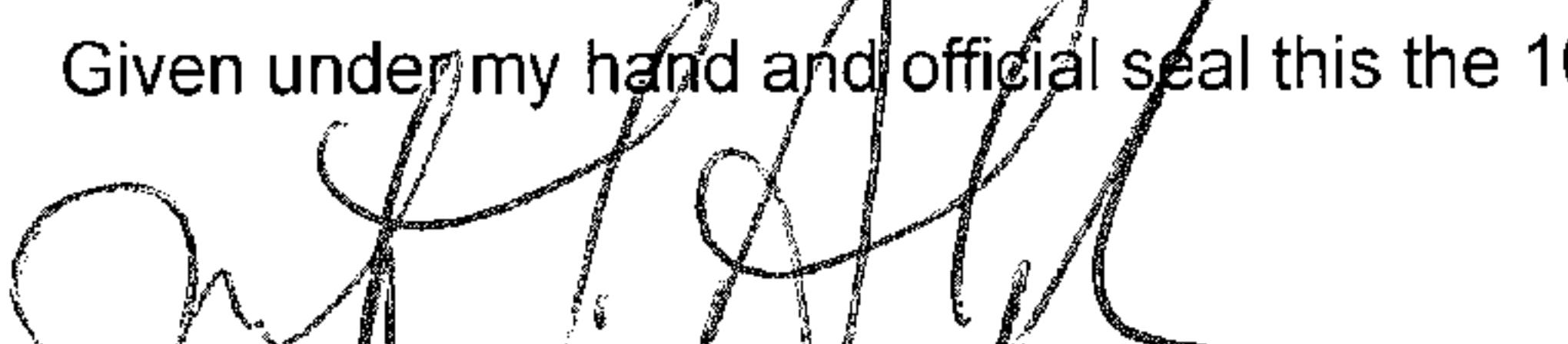

By Rickey Joe Curren
Attorney In Fact

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Ricky Curren and Lynn Curren, by Rickey Joe Curren as Attorney In Fact, 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 10th day of July, 2025.


Notary Public, State of Alabama

My Commission Expires: 8-19-28

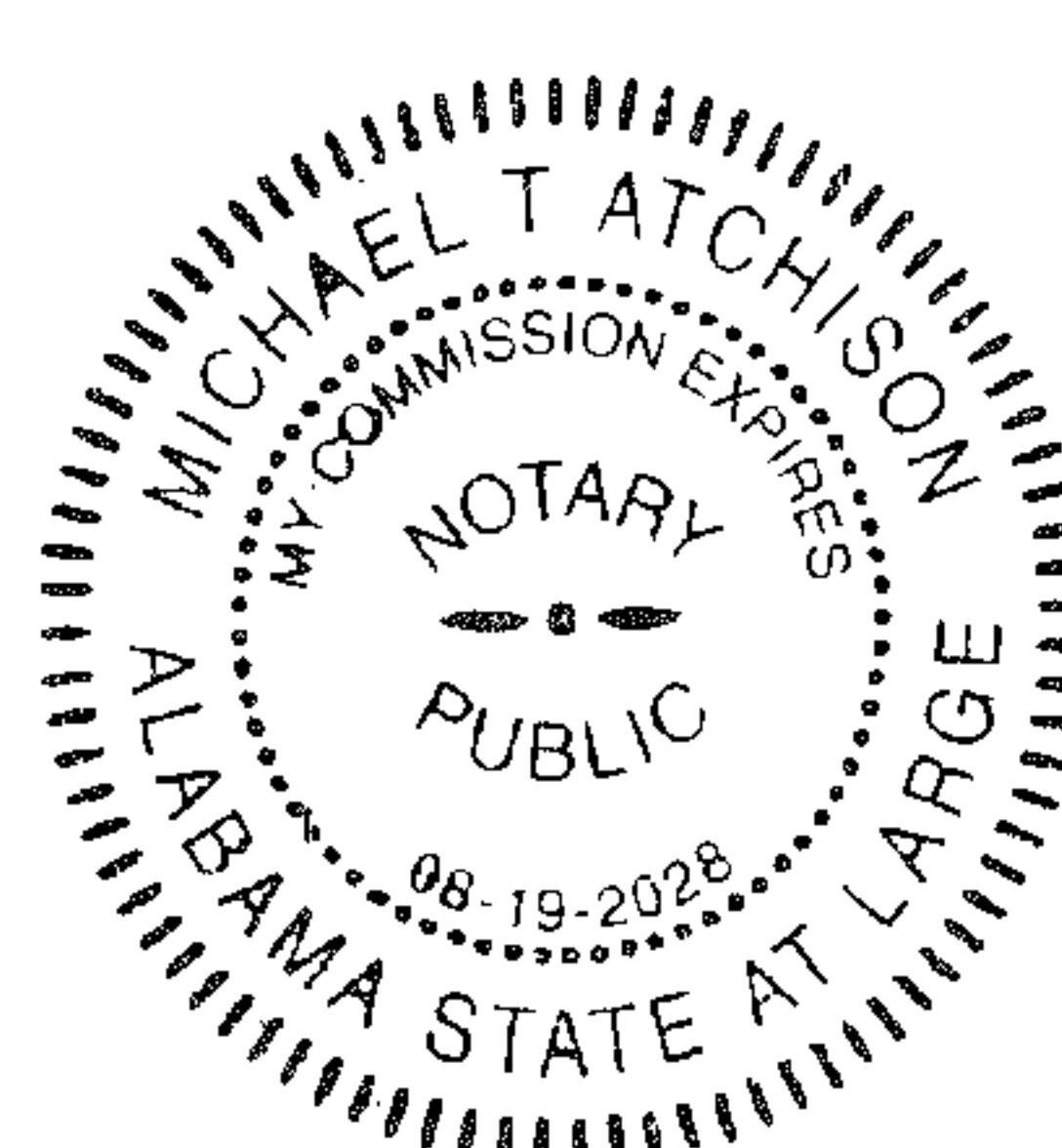


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of the SE 1/4 of the SE 1/4 of Section 22, Township 19 South, Range 1 East and run thence North along the West line of said forty acres 130 feet to the North line of the Florida Short Route Highway right of way; thence run East along said right of way line 55 feet to the Point of Beginning of the lot herein conveyed. The same being the Southeast corner of Howard R Foster lot; thence continue East along the North right of way line of said Highway a distance of 95 feet to the Southwest corner of a lot owned by Lagran Garrett; thence run in a Northerly direction along the West line of said Garrett lot a distance of 210 feet; thence Southwest and parallel with said right of way line 95 feet; thence run in a Southerly direction 210 feet to the Point of Beginning

Situated in Section 22, Township 19 South, Range 1 East, Shelby County, Alabama.

