

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.
Stematt, 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

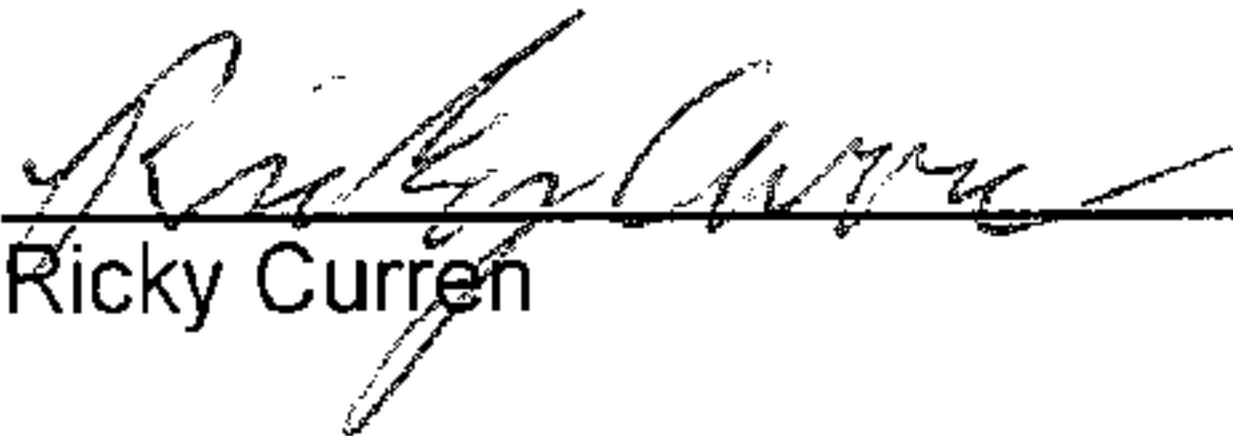
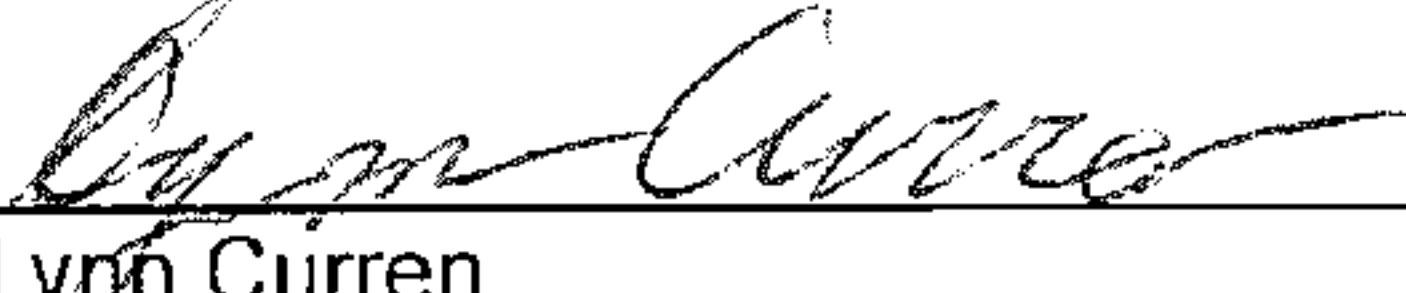

Property may be subject to all 2025 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 person.

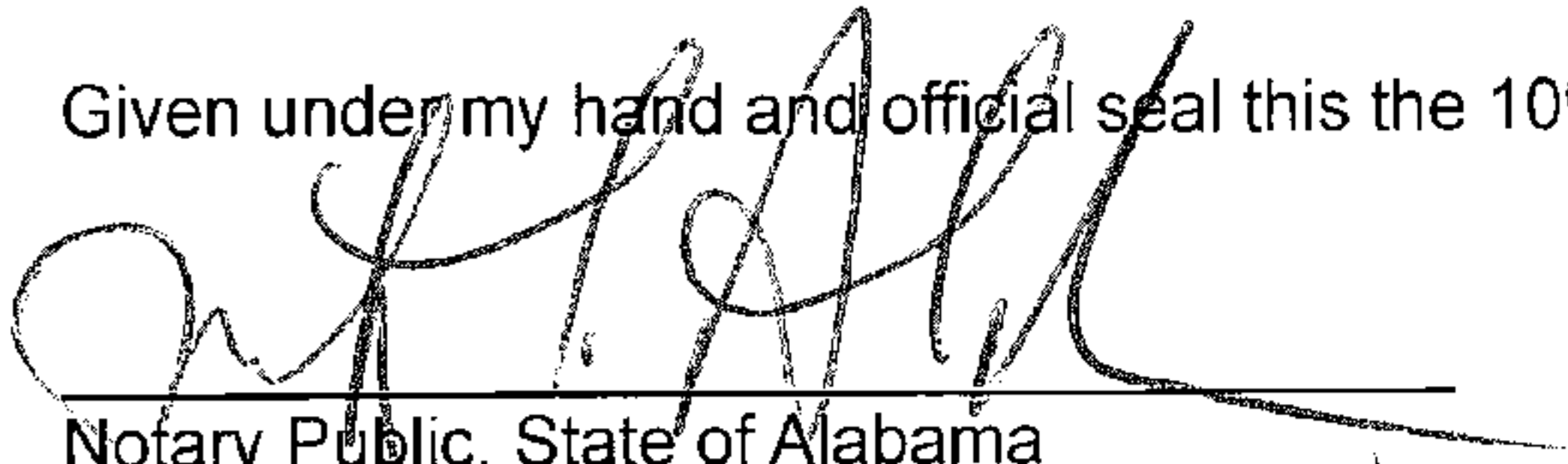
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of July, 2025.


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

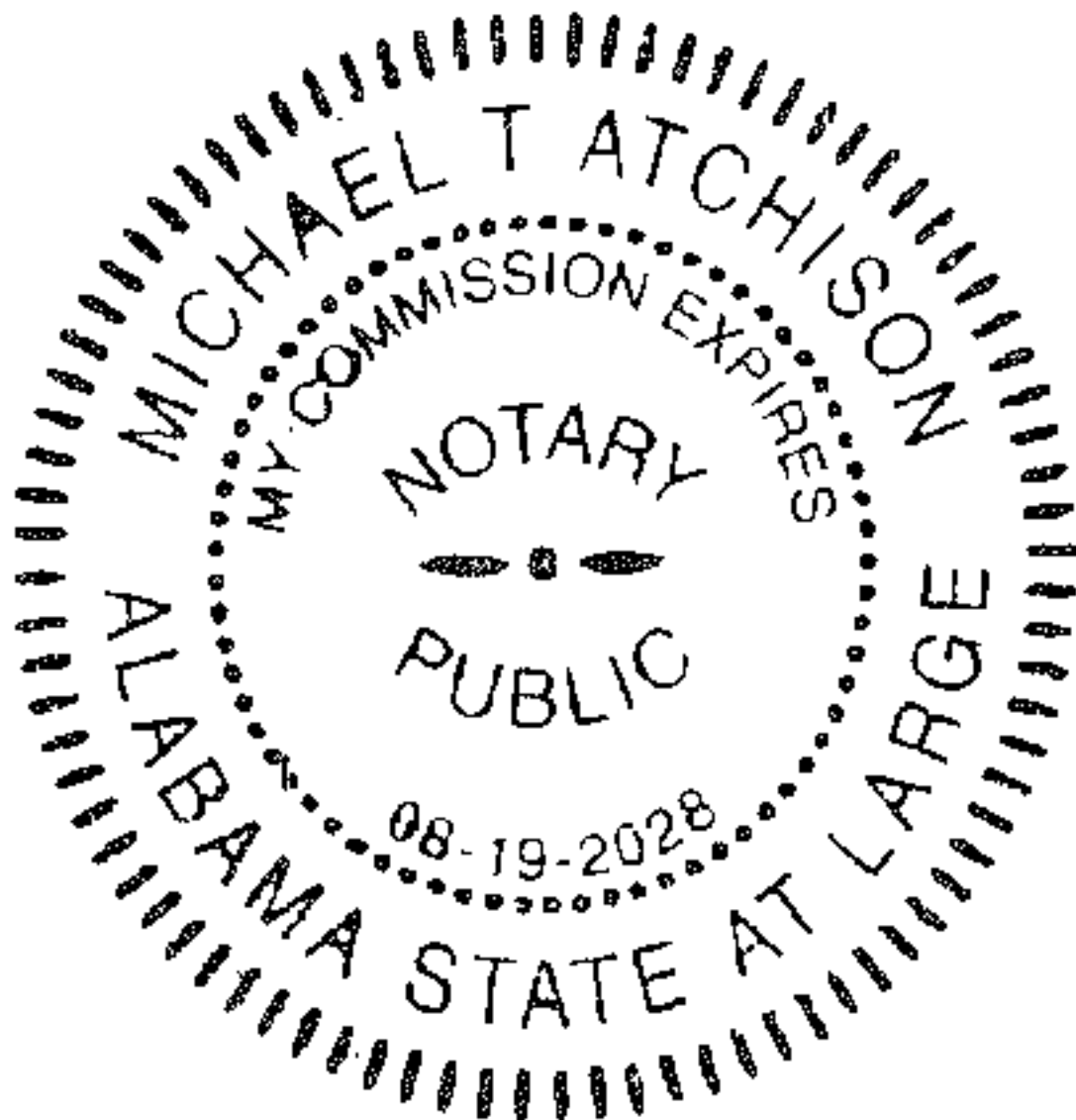


EXHIBIT "A"
LEGAL DESCRIPTION

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.

Real Estate Sales Validation Form

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

Grantor's Name	Ricky Curren		Grantee's Name	Thomas Robert McGowan Jr.	
	Lynn Curren			Hurston Masters	
Mailing Address			Mailing Address		
	89579 Hwy 51			3460 Westover Rd	
	STILLMEYER AL 35147			STILLMEYER AL 35147	
Property Address	3460 Westover Rd.		Date of Sale	July 10, 2025	
	Westover, AL 35147		Total Purchase Price	\$60,000.00	
			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)

<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 July 07, 2025

Print Ricky Curren

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2025 01:15:39 PM
\$40.00 JOANN
20250711000210540

Allen S. Bayl

Form RT-1

