

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Benjamin Simmons and Sara Simmons
9730 Chelsea Road
Columbiana, AL 35051

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Seventy-Five Thousand And No/100 Dollars (\$275,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Estate of James Carl Barrett, deceased (Shelby County, Alabama Probate Case No. PR-2024-001273) (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Benjamin M. Simmons and Sara Elise Traylor and Judy M. Simmons (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land in the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, and run North along the East line of said 1/4-1/4 1091.68 feet to a point on the Northwesterly right of way line of a 50 foot Plantation Gas Pipeline right of way, said point being the point of beginning of the parcel of land herein described; thence continue North along last named course 224.44 feet to the Northeast corner of said 1/4-1/4; thence left 90 degrees 36 minutes and run West along the North line of said 1/4-1/4, 100.09 feet to a point on the Southeasterly right of way line of Shelby County Road No. 47; thence left 54 degrees 03 minutes and run Southwesterly along said Southeasterly right of way 425.39 feet to a point of curve to the right having a radius of 2000 feet and an interior angle of 3 degrees and 47 minutes, 43 seconds; thence continue Southwesterly along said curve to the right 132.48 feet to a point of intersection with the Northwest right of way line of Plantation Gas Pipeline right of way; thence left 57 degree 23 minutes, 09 seconds and run Northeasterly along said Northwesterly right of way line 483.98 feet to the point of beginning; being situated in the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama .

AND

Commence at the SE Corner of the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, Shelby County, Alabama; thence N 01 degrees 36 minutes 31 seconds E, a distance of 1035.04 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 281.08 feet; thence S 11 degrees 17 minutes. 15 seconds E, a distance of 256.97 feet; thence S 63 degrees 32 minutes 05 seconds W, a distance of 65.00 feet to the POINT OF BEGINNING.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

James Carl Barrett was the surviving grantee, in that certain Quitclaim Deed recorded in Inst. # 20230804000235270 and that certain Warranty Deed recorded in Inst. # 20110409000119990. The other grantee, Sandra Dianne Barrett a/k/a Sandra D. Barrett, having died on or about July 19, 2024.

Subject to a third party mortgage in the amount of \$247,500.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, successively, their heirs and assigns forever; it being the intention of the parties to this conveyance that, (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) upon the death of any one of said grantees, the entire interest in said property shall vest in the two survivors, as joint tenants with right of survivorship, and that upon the death of either of the said two survivors, the entire interest in fee simple shall pass to the last surviving grantee herein named; and if neither grantee herein named does not survive the other two such as might occur in case of death in a common disaster, then, the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 02 day of July, 20 25.

Estate of James Carl Barrett, deceased (Shelby County, Alabama Probate Case No. PR-2024-001273)

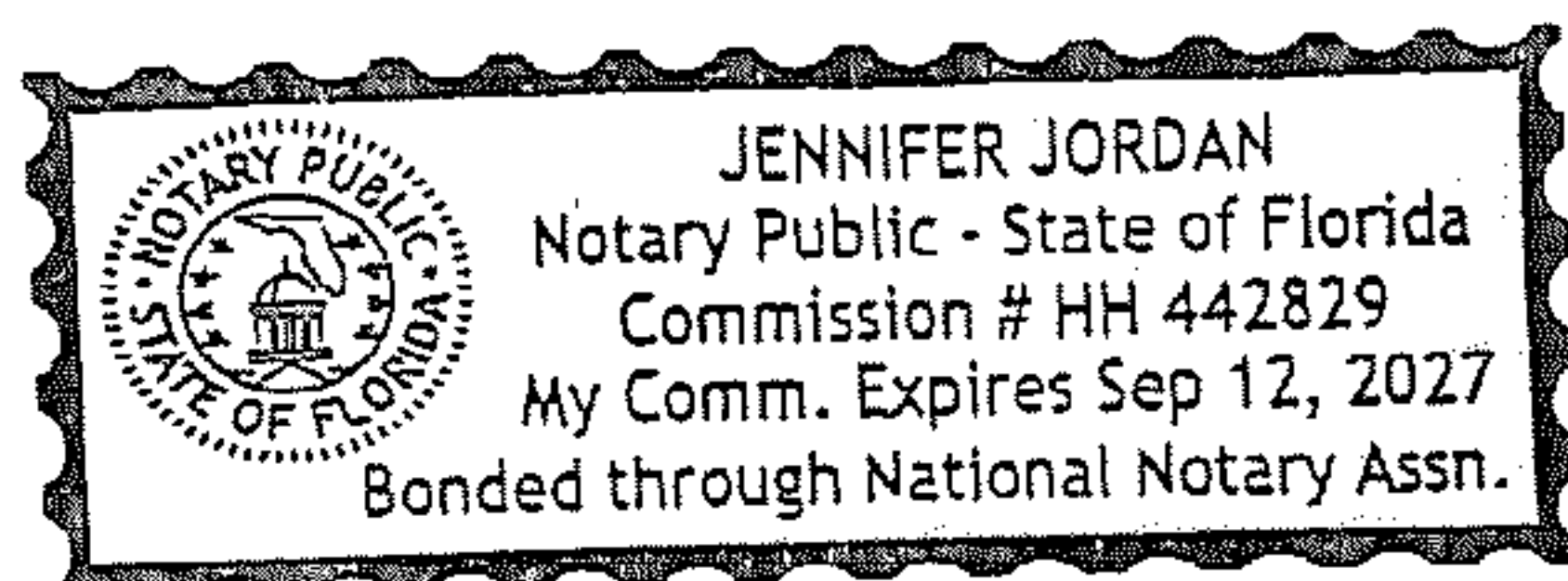
BY: Robert Brian Barrett
Robert Brian Barrett
Personal Representative

STATE OF Florida
COUNTY OF Volusia

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Brian Barrett whose name as Personal Representative for The Estate of James Carl Barrett, deceased (Shelby County, Alabama Probate Case No. PR-2024-001273) is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she executed the same voluntarily and in his/her capacity as Personal Representative on the day the same bears date. 10:7L DL

Given under my hand and official seal on 02 day of July, 20 25.

Jennifer Jordan
Notary Public Jennifer Jordan
My commission expires: 09/12/2027



Real Estate Sales Validation Form

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

Grantor's Name Estate of James Carl Barrett

Grantee's Name Benjamin Simmons and Sara Simmons

Mailing Address 3024 Acoma Dr
Ormond Beach, FL 32174Mailing Address 9730 Chelsea Road
Columbiana, AL 35051Property Address 9730 Chelsea Road
Columbiana, AL 35051Date of Sale July 3, 2025
Total Purchase Price \$275,000.00

or

Actual Value \$

or

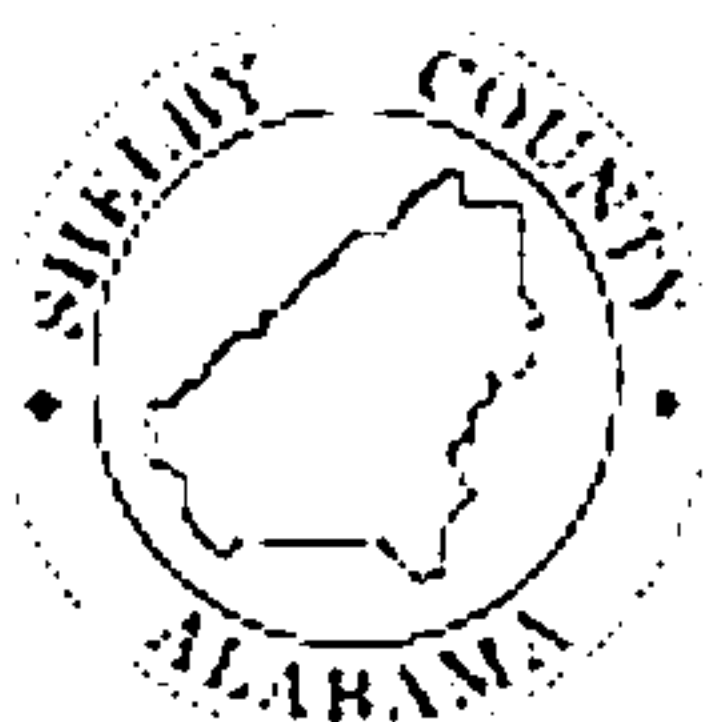
Assessor's Market Value \$

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 StatementIf the conveyance document presented for recordation contains all of the required information referenced above,
the filing of this form is not required.**Instructions**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 or 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 3, 2025

Sign

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2025 09:15:18 AM
\$56.50 JOANN
20250717000216330

A handwritten signature in cursive script, appearing to read "Allen S. Bayl".