

This Instrument was Prepared by:

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

File No.: 25-7267

Send Tax Notice To: Christopher Bryant
Morgen Bryant

145 Magnolia Cir
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 **Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000.00)**, 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, **Estate of David William Slimp, deceased, Baldwin County Case No. 44605Ch**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Bryant and Morgen Bryant**, 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.

\$191,250.00 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 24th day of July, 2025.

ESTATE OF DAVID WILLIAM SLIMP, DECEASED,
BALDWIN COUNTY CASE NO. 44605CH

Chesley Lane Crain
Chesley Lane Crain
Personal Representative

State of Alabama

County of Shelby

Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Chesley Lane Crain as Personal Representative of The Estate of David William Slimp, deceased, Baldwin County Case No. 44605Ch, 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 24th day of July, 2025.

Michael T. Atchison
Notary Public, State of Alabama
My Commission Expires: 08-19-2026



Exhibit A – Property Description

Closing Date: July 31, 2025

Borrower(s): Blake Bryant and Morgen Bryant

Property Address: 576 Highway 61, Columbiana, AL 35051

PROPERTY DESCRIPTION:

A parcel of land located in Section 7 Township 22 South, Range 1 East Shelby County, Alabama, and being more particularly described as follows:

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF BEGINNING; thence with a bearing of N 00°26'45" W a distance of 699.86 feet to a point; thence with a bearing of N 89°07'05" W a distance of 721.94 feet to a point; thence with a bearing of N 47°35'20" W a distance of 108.83 feet to a point; thence with a bearing of N 46°15'48" W a distance of 15.65 feet to a point; thence with a bearing of N 39°10'18" W a distance of 53.74 feet to a point; thence with a bearing of N 23°06'34" W a distance of 55.98 feet to a point; thence with a bearing of N 04°51'45" E a distance of 108.10 feet to a point; thence with a bearing of N 25°43'50" E a distance of 60.94 feet to a point; thence with a bearing of N 38°50'40" E a distance of 83.68 feet to a point; thence with a bearing of N 29°39'23" E a distance of 71.50 feet to a point; thence with a bearing of N 18°31'26" E a distance of 50.18 feet to a point; thence with a bearing of N 13°31'34" E a distance of 103.00 feet to a point; thence with a bearing of N 13°33'23" E a distance of 103.49 feet to a point; thence with a bearing of N 09°33'17" E a distance of 118.11 feet to a point; thence with a bearing of N 08°09'39" E a distance of 125.73 feet to a point; thence with a bearing of N 16°53'44" E a distance of 101.53 feet to a point; thence with a bearing of N 35°33'34" E a distance of 81.11 feet to a point; thence with a bearing of N 35°06'27" E a distance of 206.88 feet to a point; thence with a bearing of N 32°37'37" E a distance of 101.94 feet to a point; thence with a bearing of N 38°39'06" E a distance of 116.93 feet to a point; thence with a bearing of N 34°42'27" E a distance of 112.33 feet to a point; thence with a bearing of N 22°29'48" E a distance of 56.12 feet to a point; thence with a bearing of N 19°41'29" E a distance of 82.80 feet to a point; thence with a bearing of N 38°31'40" E a distance of 70.42 feet to a point; thence with a bearing of N 54°59'37" E a distance of 91.32 feet to a point; thence with a bearing of N 34°31'41" E a distance of 13.69 feet to a point; thence with a bearing of N 29°06'48" E a distance of 57.34 feet to a point; thence with a bearing of N 05°42'14" E a distance of 56.04 feet to a point; thence with a bearing of N 02°23'57" E a distance of 33.41 feet to a point; thence with a bearing of S 89°01'10" E a distance of 30.70 feet to a point; thence with a bearing of S 0°26'45" E a distance of 1,257.04 feet to the POINT OF BEGINNING. TOGETHER WITH: that certain non-exclusive Access and Utility Easement over, under and across the land described as follows:

An Access and Utility Easement being sixty (60') feet in width over and across part of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 7 Township 22 South, Range 1 East Shelby County, Alabama, lying thirty (30') feet each side of the following centerline:

Start at an existing Shelby Iron accepted to mark the Southeast corner of the Northwest quarter of the Southeast quarter Section 07, Range 1 East, Township 22 South Shelby County, Alabama, said Shelby Iron being the POINT OF COMMENCEMENT; thence with a bearing N 0°26'45" W a distance of 1,257.04 feet to a point; thence with a bearing of N 89°01'10" W a distance of 30.70 feet to the POINT OF BEGINNING, said point lying on the Southern Right-of-Way of Montgomery Kymulga Road. Run along the centerline of an existing unimproved road for the following calls (points not monumented): Thence with a bearing of S 02°23'57" W a distance of 33.41 feet to a point; thence with a bearing of S 05°42'14" W a distance of 56.04 feet to a point; thence with a bearing of S 29°06'48" W a distance of 57.34 feet to a point; thence with a bearing of S 34°31'41" W a distance of 13.69 feet to a point; thence with a bearing of S 54°59'37" W a distance of 91.32 feet to a point; thence with a bearing of S 38°31'40" W a distance of 70.42 feet to a point; thence with a bearing of S 19°41'29" W a distance of 82.80 feet to a point; thence with a bearing of S 22°29'48" W a distance of 56.12 feet to a point; thence with a bearing of S 34°42'27" W a distance of 112.33 feet to a point; thence with a bearing of S 38°39'06" W a distance of 116.93 feet to a point; thence with a bearing of S 32°37'37" W a distance of 101.94 feet to a point; thence with a bearing of S 35°06'27" W a distance of 206.88 feet to a point; thence with a bearing of S 35°33'34" W a distance of 81.11 feet to a point; thence with a bearing of S 16°53'44" W a distance of 101.53 feet to a point; thence with a bearing of S 08°09'39" W a distance of 125.73 feet to a point; thence with a bearing of S 09°33'17" W a distance of 118.11 feet to a point; thence with a bearing of S 13°33'23" W a distance of 103.49 feet to a point; thence with a bearing of S 13°31'34" W a distance of 103.00 feet to a point; thence with a bearing of S 18°31'26" W a distance of 50.18 feet to a point; thence with a bearing of S 29°39'23" W a distance of 71.50 feet to a point; thence with a bearing of S 38°50'40" W a

distance of 83.68 feet to a point; thence with a bearing of S 25°43'50" W a distance of 60.94 feet to a point; thence with a bearing of S 04°51'45" W a distance of 108.10 feet to a point; thence with a bearing of S 23°06'34" E a distance of 55.98 feet to a point; thence with a bearing of S 39°10'18" E a distance of 53.74 feet to a point; thence with a bearing of S 46°15'48" E a distance of 15.65 feet to a point; thence with a bearing of S 47°35'20" E a distance of 108.83 feet to a point, said point being the POINT OF ENDING.

For record title, see deed recorded immediately prior hereto.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/28/2025 10:22:34 AM
 \$256.00 KELSEY
 20250728000227810

Allen S. Bayl

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 David William Slimp, deceased, Baldwin County Case No. 44605Ch	Grantee's Name	Christopher Bryant Morgen Bryant
Mailing Address	<u>195 Lake View Cir</u> <u>Riverside AL 35135</u>	Mailing Address	<u>145 Magnolia Cir</u> <u>Columbiana, AL 35051</u>
Property Address	<u>576 Highway 61</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>July 24, 2025</u>
		Total Purchase Price	<u>\$225,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 23, 2025

Print Estate of David William Slimp, deceased, Baldwin
County Case No. 44605Ch

Unattested

Sign *David Slimp*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1