

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Bryan Scott Fochtman and  
Stephanie Renee Fochtman  
13284 Highway 17  
Montevallo, AL 35115

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **LANNY G. KELLY and MARTHA S. KELLY, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **BRYAN SCOTT FOCHTMANN and STEPHANIE RENEE FOCHTMANN** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

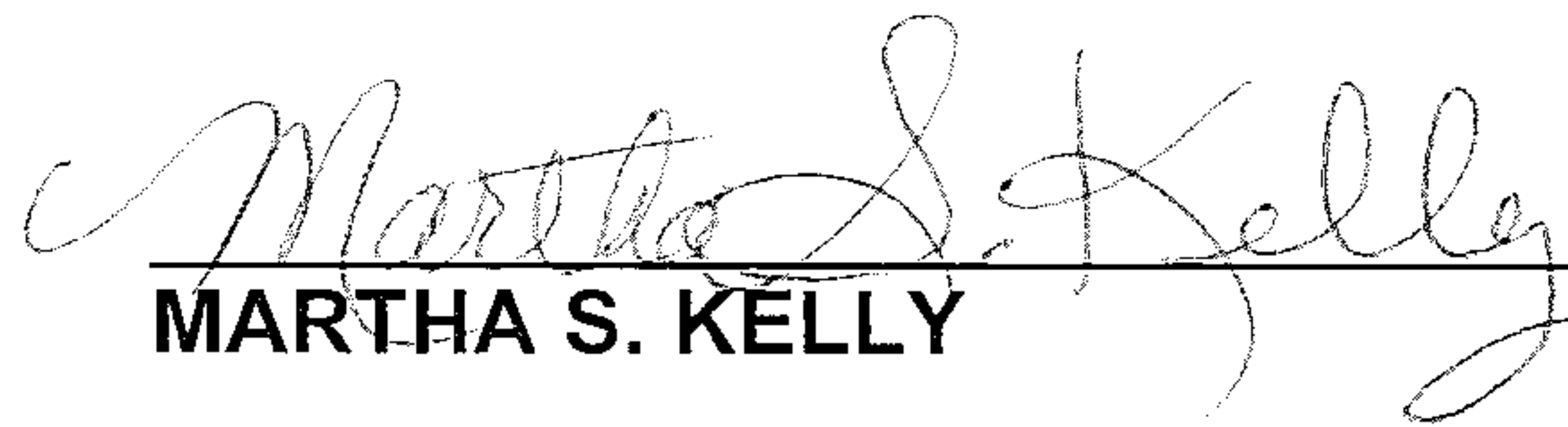
**No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.**

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this 21 day of July, 2025.

  
\_\_\_\_\_  
**LANNY G. KELLY**

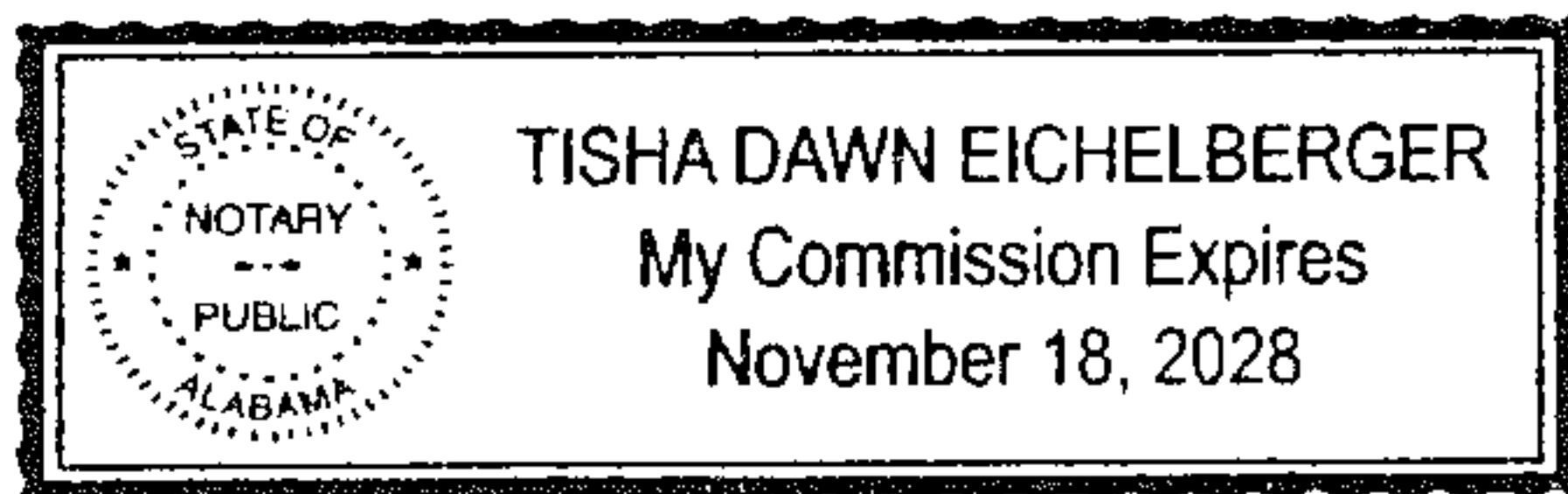
  
\_\_\_\_\_  
**MARTHA S. KELLY**


**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LANNY G. KELLY** and **MARTHA S. KELLY**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of July, 2025.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11-18-2028

## EXHIBIT "A"

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**AN EASEMENT APPURTENANT, FOR INGRESS AND EGRESS, MORE PARTICULARLY DESCRIBED, AS FOLLOWS:**

Commencing at the SW corner of Section 25, Township 24 North, Range 15 East, and run thence N 88 degrees 00 minutes 40 seconds E along the S line of said Section a distance of 2788.37 feet to a point; thence N 1 degree 59 minutes 20 second W a distance of 151.34 feet to a point, and being on the N bank of Lay Lake; thence N 27 degrees 24 minutes 08 seconds W a distance of 208.92 feet to a point; thence N 23 degrees 34 minutes 01 seconds W a distance of 222.69 feet to a point on the Southerly right of way line of a 60' wide county road and being in a curve to the left having a central angle of 31 degrees 37 minutes 34 seconds, a radius of 50.00 feet, being the point of beginning of the herein described easement; thence proceed along said county road upon a chord bearing N 50 degrees 37 minutes 09 seconds E a chord distance of 10.00 feet to a point; thence turn right and proceed southeasterly along a line which is parallel to the SW boundary line of said property for 40 feet to a point; thence turn right 90 degrees and proceed southwesterly for 10 feet to a point on the SW boundary line of said property; thence turn right and proceed northwesterly along the Southwest boundary line of said property for 40 feet, to the point of beginning, being situated in Shelby County, Alabama.

**THIS DEED CONSTITUTES A RECONVEYANCE OF THE ABOVE DESCRIBED EASEMENT TO THE ORIGINAL GRANTORS THEREOF, WITH DEMENSIONS OF 10' x 40' AS REFERENCED AT INSTRUMENT NUMBER: 20061012000505580.**

**And further recorded in Instrument Number 20140331000089750**

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name LANNY G. KELLY  
MARTHA S. KELLYMailing Address 100 Calmont Woods Drive  
Montevallo, AL 35115Property Address Easement located at  
560 Mulberry Landing #15  
Shelby, AL 35143Grantee's Name BRYAN SCOTT FOCHTMANN  
STEPHANIE RENEE FOCHTMANNMailing Address 13284 Highway 17  
Montevallo, AL 35115Date of Sale July 21, 2025Total Purchase Price \$ 5,000.00

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☐ Sales Contract☐ Closing Statement☐ Appraisal☐ Other

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 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 \_\_\_\_\_

Print B. CHRISTOPHER BATTLES\_\_\_\_\_  
Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/28/2025 12:33:36 PM  
\$36.00 BRITTANI  
20250728000228420

**Form RT-1**

A handwritten signature in cursive script, appearing to read "Brittani", is written over a horizontal line.