

This Instrument was Prepared by:

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

Send Tax Notice To: Brayton Lane Lowery
Kallee M. Lowery
Shane Merrell

File No.: S-25-30660

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 **Four Hundred Thousand Dollars and No Cents (\$400,000.00)**, 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, **JLH Investments, LLC and P. Scott Shelnutt**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brayton Lane Lowery, Kallee M. Lowery, and Shane Merrell**, 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.
No part of the homestead of P. Scott Shelnutt or spouse.
\$0.00 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 31st day of July, 2025.

JLH INVESTMENTS, LLC
Lorrie Carol Hubbard Shelnutt
Lorrie Carol Hubbard Shelnutt
Authorized Member

P. Scott Shelnutt
P. Scott Shelnutt

State of Alabama
County of Shelby

I, April Aldridge, a Notary Public in and for the said County in said State, hereby certify that Lorrie Carol Hubbard Shelnutt as Authorized Member of JLH Investments, LLC and P. Scott Shelnutt, 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 31st day of July, 2025

April Aldridge
Notary Public, State of Alabama
My Commission Expires: 8/19/28

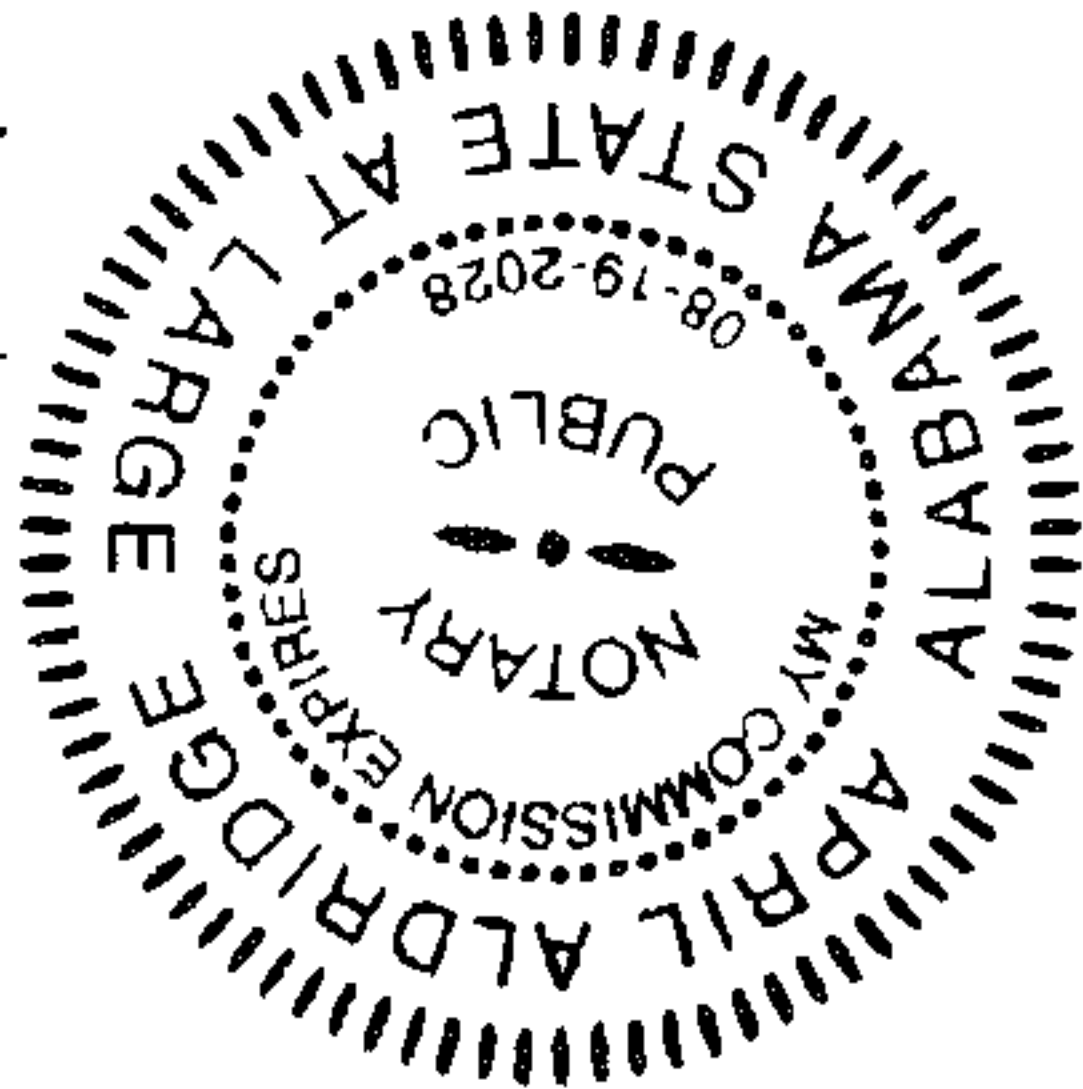


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 1/2" rebar in place being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the point of beginning. From this beginning point proceed South 01 degree 49 minutes 07 seconds East along the East boundary of said quarter-quarter section for a distance of 1314.94 feet to a 5/8" rebar in place being the Southeast corner of the Southwest one-fourth of the Northeast one-fourth of said quarter-quarter section; thence continue South 01 degree 30 minutes 49 seconds East along the East boundary of the Northwest one-fourth of the Southeast one-fourth and along the East boundary of the Southwest one-fourth of the the Southeast one-fourth for a distance of 2625.87 feet to a 1/4" rebar in place being the Southeast corner of the Southwest one-fourth of the Southeast one-fourth; thence proceed 86 degrees 47 minutes 11 seconds West along the South boundary of said Southwest one-fourth of the Southeast one-fourth for a distance of 1340.45 feet to a 1" open top pipe in place, said point being the Southeast corner of the Southeast one-fourth of the Southwest one-fourth; thence proceed South 87 degrees 03 minutes 16 seconds West along a fence and along the South boundary of said quarter-quarter section for a distance of 1334.32 feet to a 1/2" rebar in place being the Southwest corner of the Southeast one-fourth of the Southwest one-fourth; thence proceed North 01 degree 23 minutes 34 seconds West along a fence and along the West boundary of said quarter-quarter section for a distance of 1326.83 feet to a 5/8" rebar in a 2" open top pipe in place being the Northwest corner of said quarter-quarter section; thence proceed North 87 degrees 22 minutes 03 seconds East along a fence and along the North boundary of said quarter-quarter section for a distance of 1328.59 feet to a rock pile in place being the Northeast corner of said quarter-quarter section; thence proceed North 00 degrees 51 minutes 16 seconds West along a fence and along the West boundary of said Northwest one-fourth of the Southeast one-fourth and along the West boundary of the Southwest one-fourth of the Northeast one-fourth (set 1/2" rebar) for a distance of 2634.04 feet, said point being the Northwest corner of the Southwest one-fourth of the Northeast one-fourth; thence proceed North 87 degrees 17 minutes 24 seconds East along a fence and along the North boundary of said Southwest one-fourth of the Northeast one-fourth for a distance of 1305.61 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth, the Northwest one-fourth of the Southeast one-fourth, the Southwest one-fourth of the Southeast one-fourth and the Southeast one-fourth of the Southwest one-fourth of SEction10, Township 24 North, Range 15 East, Shelby County, Alabama.

AND ALSO A 60 FOOT ingress and egress and utility easement being 30 feet in equal width on each side of the following described line: Commence at a 1/2" rebar in place being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Section10, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed South 87 degrees 17 minutes 24 seconds West along the North boundary of said quarter-quarter section for a distance of 110.0 feet to the centerline of said easement and the point of beginning. From this beginning point proceed North 16 degrees 26 minutes 09 seconds West along the centerline of said easement for a distance of 200.00 feet; thence proceed North 31 degrees 13 minutes 46 seconds West along the centerline of said easement for a distance of 110.0 feet; thence proceed North 27 degrees 05 minutes 07 seconds East along the centerline of said easement for a distance of 249.67 feet to the centerline of Shelby County Road No. 46 and the termination of said easement.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/31/2025 02:20:19 PM
\$429.00 BRITTANI
20250731000233860

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	JLH Investments, LLC P. Scott Shelnett <i>x2275 Green Springs HWS</i>	Grantee's Name	Brayton Lane Lowery Kallee M. Lowery Shane Merrell
Mailing Address	<i>B'ham, AL 35205</i>	Mailing Address	1919 Hwy 311 Shelby, AL 35143
Property Address	Highway 46 Shelby, AL 35143	Date of Sale	
		Total Purchase Price	\$400,000.00
		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 30, 2025

Print JLH Investments, LLC

☐ Unattested

Sign

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one