

This instrument prepared by:
Thomas C. Williams
2101 1st Avenue North
Birmingham, Alabama 35203

Send Tax Notices To:
James K.V. Ratliff, Jr. and Susanne T. Ratliff
2737 Southwood Road
Birmingham, Alabama 35233

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED
(Joint Survivorship)

THIS GENERAL WARRANTY DEED executed on the 31st day of July, 2025, by **Renee K. Adam**, a married woman (the “Grantor”), to **James K.V. Ratliff, Jr. and Susanne T. Ratliff** (the “Grantees”).

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, Grantor does by these presents grant, bargain, sell and convey unto Grantees for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion that certain real property situated in Shelby County, Alabama, the following described property (the “Property”):

See Exhibit “A” attached hereto and made a part hereof.

The Property does not constitute the homestead of Grantor or Grantor’s spouse.

SUBJECT TO those Permitted Exceptions enumerated in Exhibit “B” attached hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

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 herby 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, forever.

The Grantor hereby covenants and agrees with Grantees, its successors and assigns, that the Grantor, their successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons whomsoever.

Pursuant to the provisions of the Code of Alabama§ 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor Name and Mailing Address:

Renee K. Adam
2929 Riverwood Ln.
Birmingham, Alabama 35243

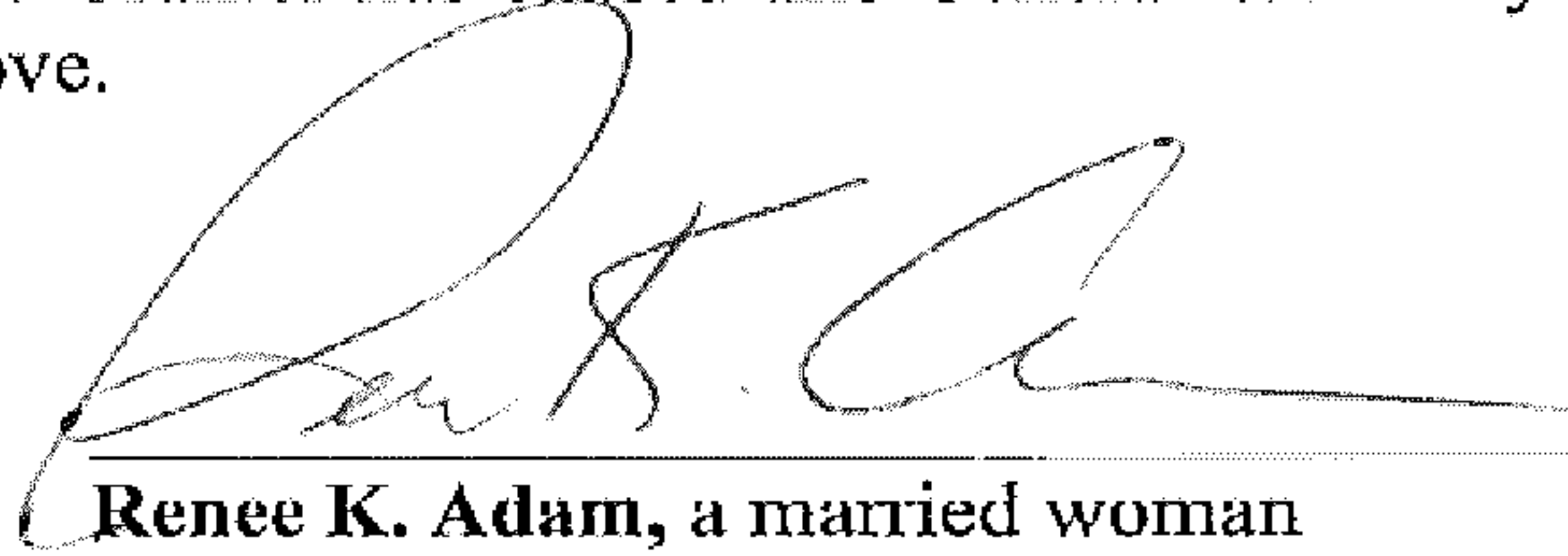
Grantees Name and Mailing Address:

James K.V. Ratliff, Jr. and Susanne T. Ratliff
2737 Southwood Road
Birmingham, Alabama 35233

Property Address: Colleton Forest Way, Sterrett, Alabama 35147
Parcel ID: 07-3-07-0-000-001.007
Purchase Price: \$500,000.00

Purchase Price can be verified by the Closing Statement

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed as of the date first written above.

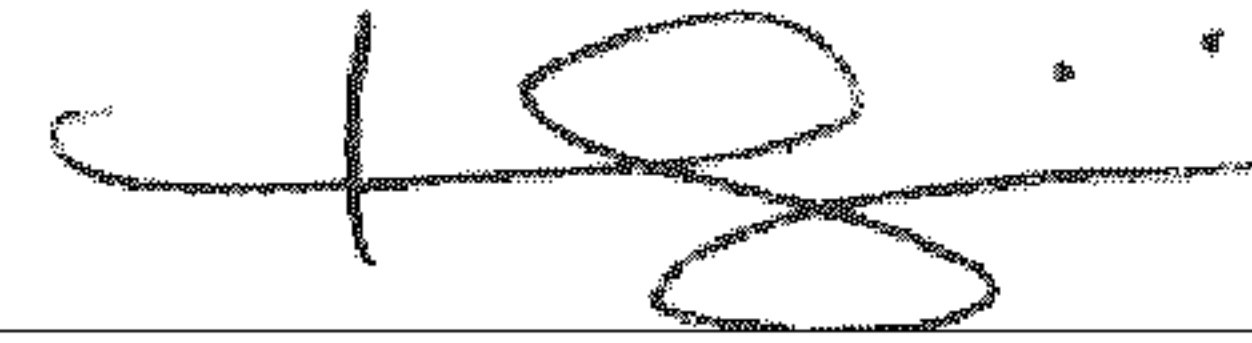

Renee K. Adam, a married woman

STATE OF ALABAMA

COUNTY OF BLOUNT

I, Thomas Claiborne Williams, Notary Public for the State of Alabama do hereby certify that **Renee K. Adam**, a married woman, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 31st day of July, 2025.



Notary Public
My Commission Expires: 11/13/2028

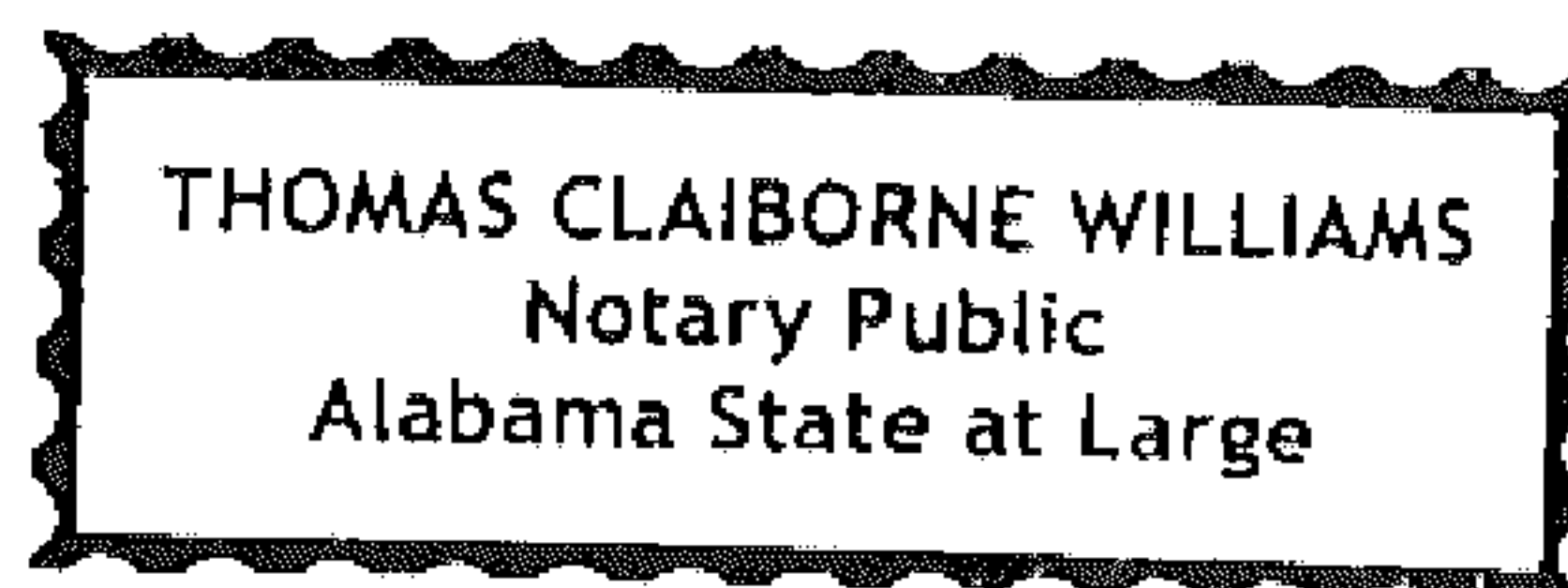


Exhibit A

Legal Description

A parcel of land in the North 1/2 of Section 7, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows:

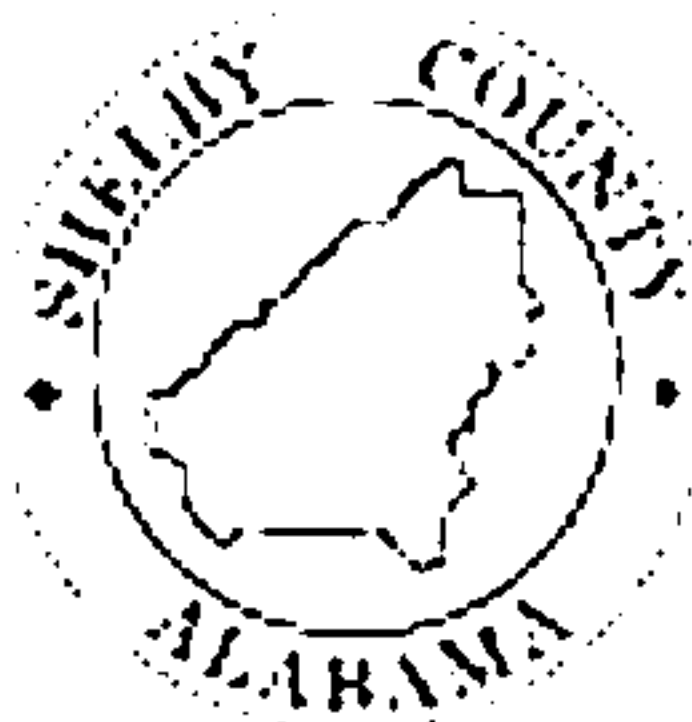
Commence at the Northeast corner of Section 7, Township 18 South, Range 2 East, thence run West along the North line of Section 7 for a distance of 400.00 feet to the point of beginning; from the point of beginning thus obtained, continue along the last described course for a distance of 1627.71 feet; thence turn an angle to the left of 29 degrees, 16 minutes 22 seconds and run Southwest for a distance of 697.23 feet; thence turn an angle to the left of 29 degrees 11 minutes 26 seconds and run Southwest for a distance of 253.15 feet; thence turn an angle to the left of 90 degrees and run Southeast for a distance of 157.04 feet; thence turn an angle to the left of 41 degrees 54 minutes 17 seconds and run Northeast for a distance of 2126.73 feet; thence turn an angle to the left of 50 degrees, 32 minutes 31 seconds and run Northeast for a distance of 293.03 feet to the point of beginning; being situated in Shelby County, Alabama.

All rights conveyed in the Grant of non-exclusive perpetual easement by Hall and Lucille Thompson to Colleton, an Alabama General Partnership, recorded as Inst. No. 1995-07790 in the Probate Office of Shelby County, Alabama.

Exhibit B

Permitted Exceptions

1. Declaration of easements, protective covenants and restrictions for Colleton Lake, a Residential Subdivision, as recorded in Inst. # 1996-04784 amended in Inst. # 2000-14017 and further amended in Inst. # 20240809000148300.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Inst. # 1998-04873.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Book 110, Page 717.
4. Rights of others to the use of non-exclusive perpetual easement for ingress and egress as recorded in Inst. # 1995-07790.
5. Rights of others in the use of the private roads within subject property.
6. Riparian and other rights created by the fact that the Land fronts on Colleton Lake.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2025 10:05:39 AM
\$531.00 KELSEY
20250805000238440

Allen S. Bevil