

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Terri E. Price
1175 0 Rd 271
Clanton, AL 35045

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE THOUSAND DOLLARS AND ZERO CENTS (\$1,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Landon Chase Lockhart, a married man, Joshua Logan Lovelady, a married man and Steve A. Price, a married man* (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Terri E. Price** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the grantors or spouses if any.
Steve A. Price is signing to terminate a Life Estate reserved in Instrument No. 20250131000031630.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11 day of August 2025.

Landon Chase Lockhart

Landon Chase Lockhart

Joshua Logan Lovelady

Joshua Logan Lovelady
Steve A. Price

Steve A. Price

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Landon Chase Lockhart, Joshua Logan Lovelady and Steve A. Price**, whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of August 2025.

Michael T. Atchison

Notary Public
My Commission Expires: *8-19-28*

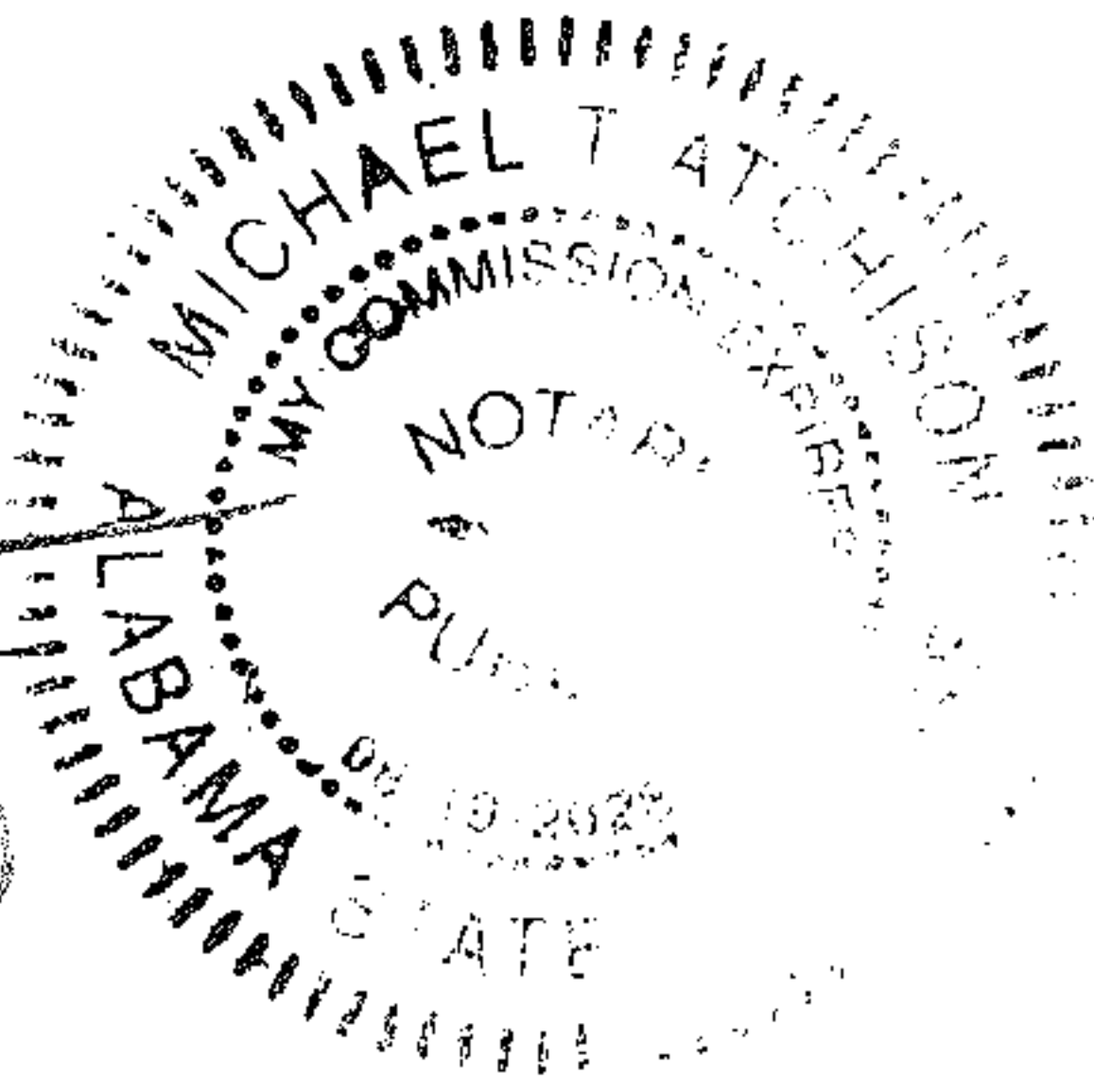


EXHIBIT A—LEGAL DESCRIPTION

Commence at the Northwest corner of the Southeast Quarter of the Southeast Quarter of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama. Thence East 835.67 feet to the Point of Beginning; thence North 0 degrees 14 minutes 36 seconds East 96.00 feet to a 5/8" rebar; thence East 107.42 feet to a 5/8" rebar; thence South 0 degrees 14 minutes 36 seconds West 514.43 feet to the West right of way line of Alabama Highway No. 25 and a 5/8" rebar; thence 81 degrees 01 minutes 41 seconds West along said right of way line 108.82 feet to a 5/8" rebar; thence leaving said right of way line North 0 degrees 14 minutes 36 seconds East 435.40 feet back to the Point of Beginning. Lying and being situated part in the Northeast Quarter of the Southeast Quarter and part in the Southeast Quarter of the Southeast of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/11/2025 09:55:02 AM
 \$30.00 JOANN
 20250811000243390

Ann S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Lan don Chanford
 Mailing Address 1175 Cord 271
Clinton AL 35045

Grantee's Name Terri E. Price
 Mailing Address 1175 Cord 271
Clinton AL 35045

Property Address 29499 Hwy 75
Wilsonville AL 35186

Date of Sale 8-8-25
 Total Purchase Price \$ 1,000.00
 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 8-8-25

Print

Terri Price

Unattested

Sign

X Terri Price

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1