

This Instrument was Prepared by:

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

Send Tax Notice To: Jennifer A. Arndt
Michael C. Arndt

575 Joe White Rd
Shelby AL 35143

File No.: S-25-30414

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 **Six Hundred Sixty Five Thousand Dollars and No Cents (\$665,000.00)**, 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, **William Nelson Connell and Brandy Davis Connell, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jennifer A. Arndt and Michael C. Arndt**, 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.


\$465,000.00 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 22nd day of August, 2025.


Brandy Davis Connell

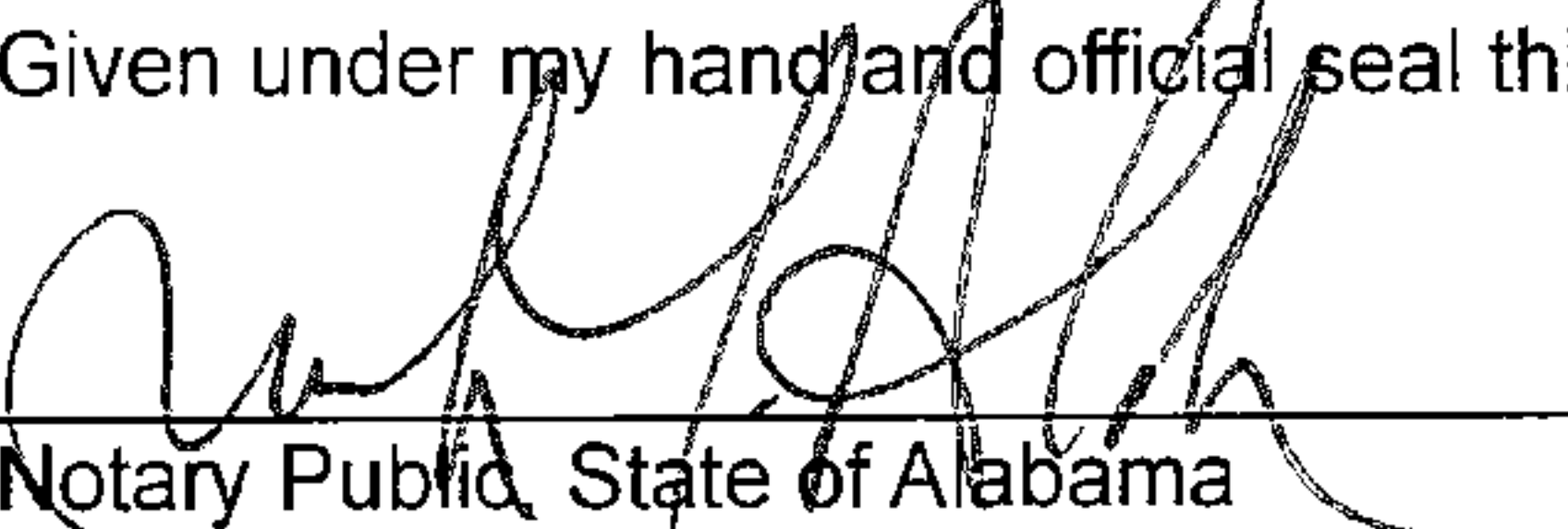

William Nelson Connell

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brandy Davis Connell and William Nelson Connell, 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 22nd day of August, 2025.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028

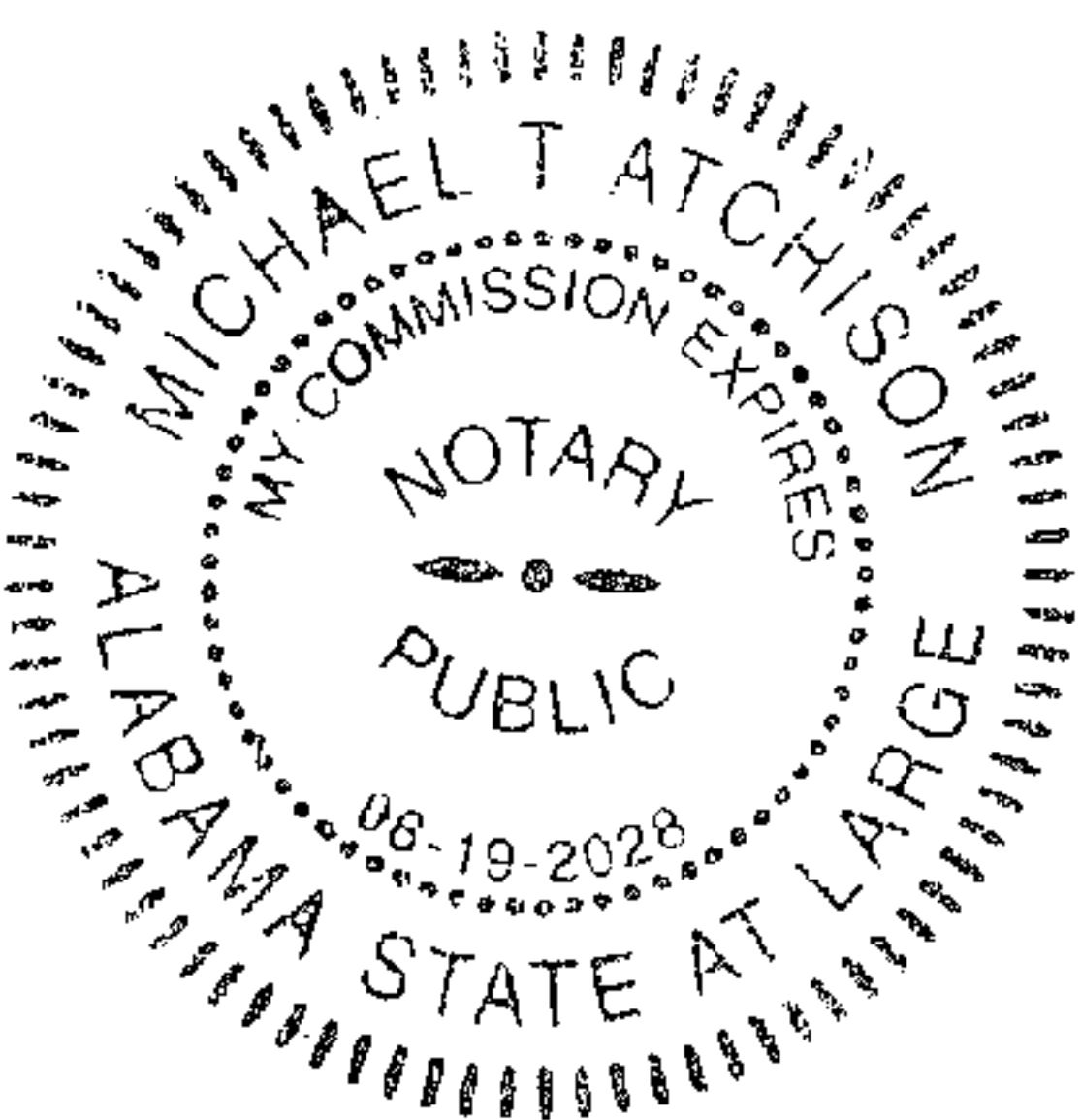


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 24 North, Range 15 East for the point of beginning; thence run East on the quarter-quarter line for 645.99 feet; thence turn right 80 degrees 56 minutes 35 seconds for 69.42 feet to the northerly right of way for Shelby County road #422; thence turn right and along said right of way a chord angle of 52 degrees 07 minutes 12 seconds for a chord distance of 323.04 feet; thence turn right 137 degrees 14 minutes 51 seconds for 180.00 feet; thence turn left 90 degrees 00 minutes 00 seconds for 229.12 feet; thence turn left 90 degrees 00 minutes 00 seconds for 191.68 feet to said right of way line; thence turn right and along said right of way a chord angle of 84 degrees 15 minutes 28 seconds for a chord distance of 220.06 feet to the West section line; thence turn right 97 degrees 27 minutes 39 seconds and along said section line for 336.04 feet to the point of beginning. According to the survey of Ralph Chappell, dated July 23, 2001.

PARCEL II:

Commence at the northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 24 North, Range 15 East; thence run West on the quarter-quarter line for 1112.67 feet; thence left 89 degrees 41 minutes 22 seconds for 123.32 feet to the point of beginning; thence continue on the same line for 191.68 feet; thence left 90 degrees 00 minutes 00 seconds for 140.38 feet; thence left 7 degrees 29 minutes 54 seconds for 89.51 feet; thence left 82 degrees 30 minutes 06 seconds for 180.00 feet; thence left 90 degrees 00 minutes 00 seconds for 229.12 feet to the point of beginning.

Situated in Shelby County, Alabama

Real Estate Sales Validation Form

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

Grantor's Name <u>Brandy Davis Connell</u> <u>William Nelson Connell</u> Mailing Address <u>PO Box 308</u> <u>Shelby AL 35143</u> Property Address <u>575 Joe White Rd.</u> <u>Shelby, AL 35143</u>	Grantee's Name <u>Jennifer A. Arndt</u> <u>Michael C. Arndt</u> Mailing Address <u>575 Joe White Rd</u> <u>Shelby, AL 35143</u> Date of Sale <u>August 22, 2025</u> Total Purchase Price <u>\$665,000.00</u> 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 checked="" type="checkbox"/> Sales Contract <input type="checkbox"/> Closing Statement	<input type="checkbox"/> Appraisal <input type="checkbox"/> 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 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).

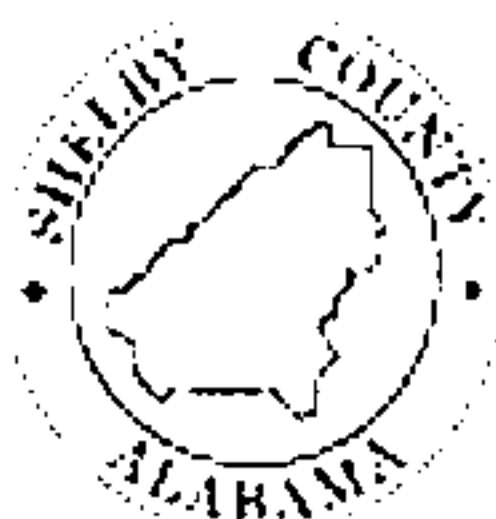
Date August 19, 2025

Unattested

(verified by)

Print Brandy Davis Connell

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/25/2025 12:54:05 PM
 \$228.00 BRITTANI
 20250825000260320

Form RT-1

Alvin S. Bayl