

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Six Hundred Ninety-Five Thousand and No/100 Dollars (\$695,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Aaron Reyburn and Tyne Reyburn, a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Nathan J. Smith and Karmen S. Smith** (herein referred to as grantees) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

Commence at the Northeast corner of Section 18, Township 21 South, Range 2 East, Shelby County, Alabama and run thence in a westerly direction along the North line of said Section 18 a distance of 609.92 feet to a point; thence turn an angle of 88 degrees 50 minutes 30 seconds to the left and run in a southerly direction a distance of 4,900.84 feet to a point on the North bank of Lay Lake; thence turn an angle of 89 degrees 19 minutes 00 seconds to the left and run in a easterly direction along said North bank a distance of 285.00 feet to the point of beginning also being the Southeast corner of Lot 1 of Section C of the Homestead; thence continue along last described course a distance of 30.00 feet to a point; thence turn an angle of 41 degrees 58 minutes 00 seconds to the left and continue along said North bank of said Lay Lake a distance of 150.00 feet to a point; thence turn an angle of 84 degrees 58 minutes 24 seconds to the left and run in a northwesterly direction a distance of 454.41 feet to a point on the easterly right of way line of McClure Drive (60 feet wide) and being in a curve to the right having a central angle of 14 degrees 54 minutes 42 seconds a radius of 211.33 feet; thence turn an angle to the left of 99 degrees 45 minutes 31 seconds to tangent and run along said curve an arc distance of 55.00 feet to the Northeast corner of said Lot 1 Sector C; thence turn an angle to the left of 80 degrees 18 minutes 13 seconds from tangent and run in a southeasterly direction a distance of 462.78 feet to the point of beginning.

ALSO

The South 1/2 of Lot 2 Sector D The Homestead being herein after known as Lot 2-B and being described by Exhibit "A" attached hereto and made a part hereof.

ALSO

Begin at the northwesternmost corner of Lot 1, Sector "D", THE HOMESTEAD, as recorded in Map Book 11, Page 5 in the Office of the Judge of Probate of Shelby County, Alabama and run thence South 38 degrees 01 minute 56 seconds East along the northern line of said Lot 1 a distance of 454.41 feet to a point on the water line contour of Lay Lake; thence run North 65 degrees 14 minutes 58 seconds East along said water line of Lay Lake a distance of 26.42 to a point; thence run South 88 degrees 21 minutes 46 seconds East along said water line a distance of 62.47 feet to a point; thence run North 41 degrees 46 minutes 23 seconds West a distance of 510.59 feet to a point on the easterly margin of McClure Drive; thence run South 38 degrees 40 minutes 53 seconds West along said margin of said McClure Drive a distance of 28.50 feet to the P.C. of a curve to the right having a central angle of 3 degrees 31 minutes 41 seconds and a radius of 211.33 feet; thence continue along the arc of said curve an arc distance of 13.01 feet to the point of beginning.

For ad valorem tax purposes only, the address of the above-described property is 141 McClure Drive, Wilsonville, AL 35186.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights-of-way of record and easements heretofore imposed upon the subject property.

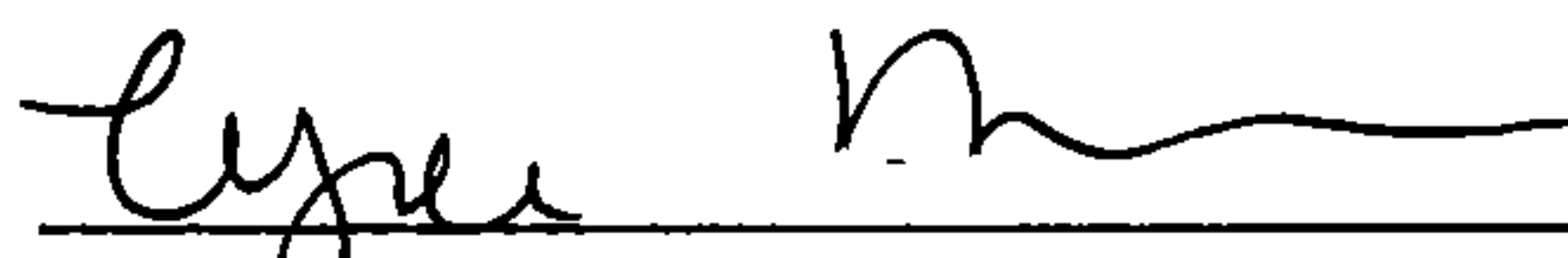
TO HAVE AND TO HOLD to the said GRANTEES for and during their Joint lives, and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 21 day of August, 2025.



Aaron Reyburn



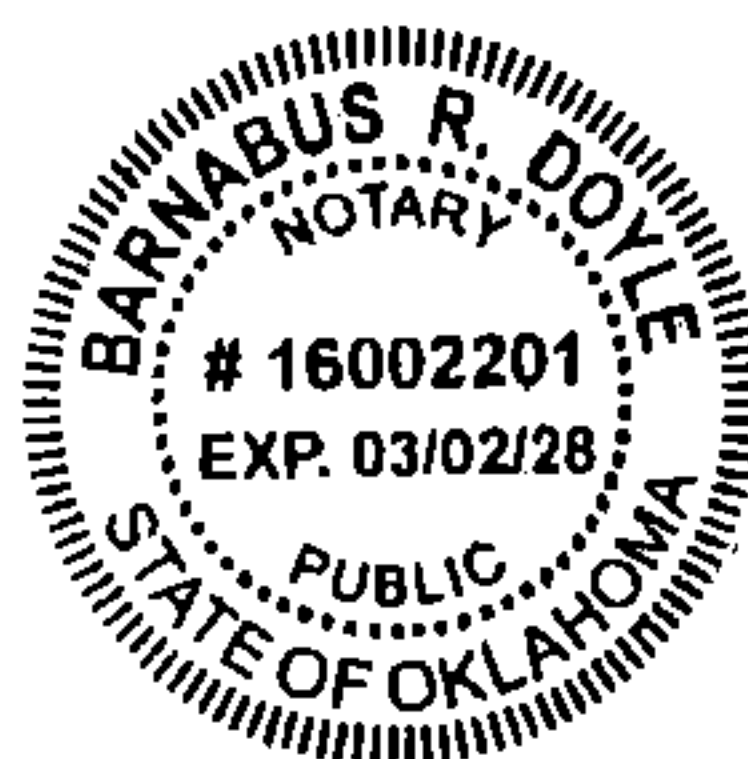
Tyne Reyburn

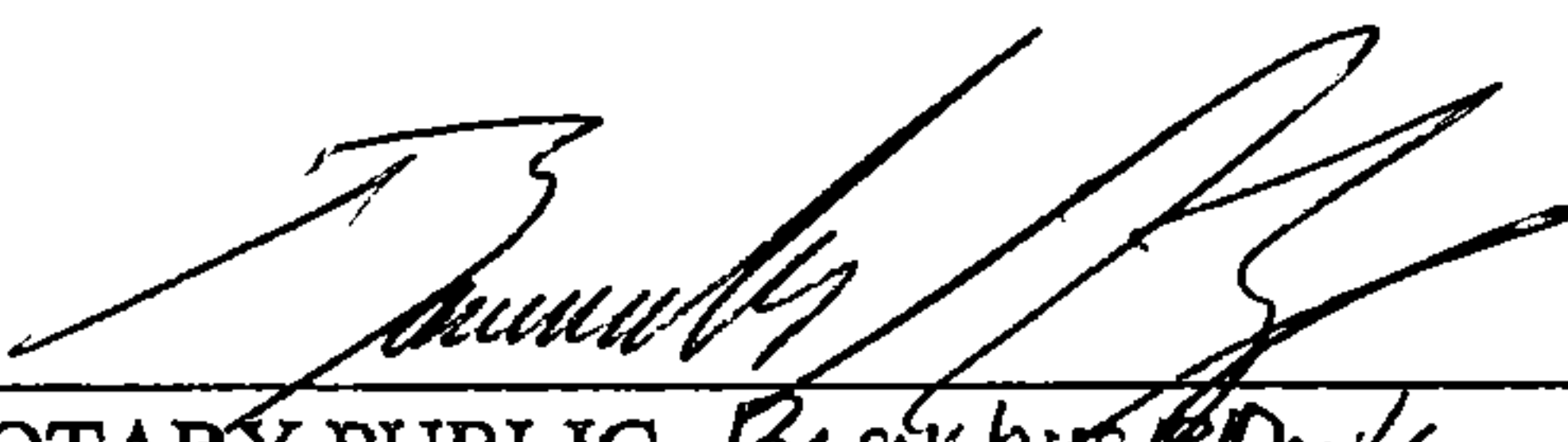
STATE OF OK)

COUNTY OF Canadian)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Aaron Reyburn and Tyne Reyburn**, 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 the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

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





NOTARY PUBLIC *Barnabus R. Doyle*
My Commission Expires: 3-2-28

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/26/2025 12:03:10 PM
\$278.00 JOANN
20250826000261830

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Aaron Anthony Reyburn
Mailing Address 9208 Northwest 71st Street
Yukon, OK 73099

Grantee's Name Nathan Joe Smith
Mailing Address 141 McClure Drive
Wilsonville, AL 35186

Property Address 141 McClure Drive
Wilsonville, AL 35186

Date of Sale August 25, 2025
Total Purchase Price \$695,000.00

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 August 25, 2025

Print Leanne G. Ward

Unattested

(verified by)

Sign *Leanne G. Ward*
(Grantor/Grantee/Owner/Agent) circle one