

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thousand and No/100 Dollars (\$200,000.00)** and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt where is acknowledged I, **Terrell A. McGinnis, a married person, and Derrick A. McGinnis, a married person** (herein referred to as grantors), grant, bargain, sell and convey unto **Thomas Bacon Majors, IV** (herein referred to as grantee), the following described real estate situated in **Jefferson County, Alabama**, to wit:

Begin at the SE corner of the SE 1/4 of SW 1/4, Section 28, Township 19 South, Range 2 East; thence South 87°20' West a distance of 1933 feet to a point; thence North 2°45' West a distance of 969.4 feet to the Point of Beginning; thence continue 2°45' West a distance of 220.6 feet to a point; thence South 77°30' West a distance of 130 feet to a point; thence South 12°30' West a distance of 210.0 feet to a point; North 77°30' West a distance of 75 feet to a point and said point being the Point of Beginning. Said parcel of real estate being situated in the SE 1/4 of SW 1/4, Section 28, Township 19 South, Range 2 East, Shelby County, Alabama.

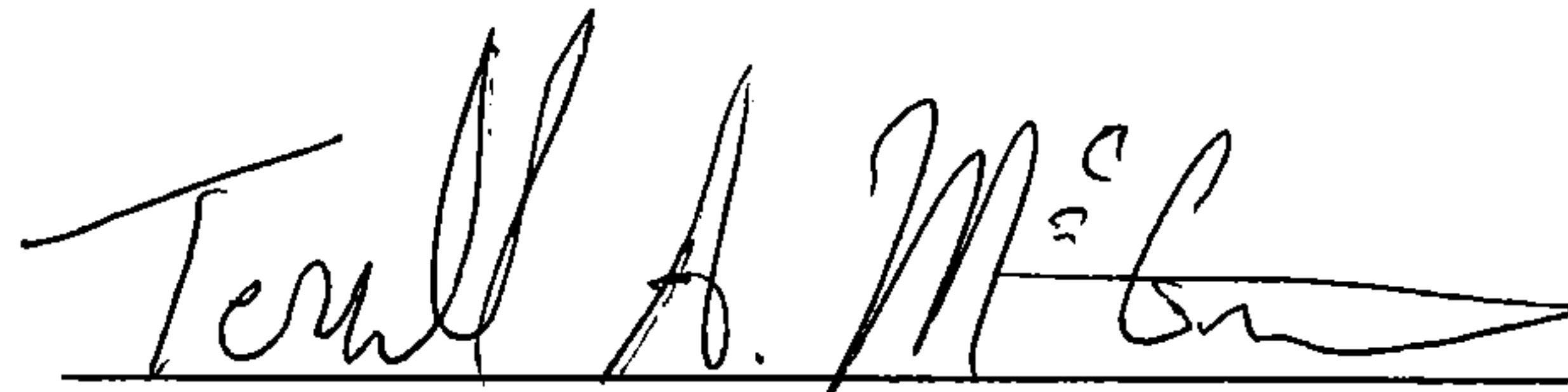
For ad valorem tax purposes only, the address of the above-described property is 5765 Highway 280, Harpersville, AL 35078. This property is not the homesteaded residence of either grantor.

To Have and to Hold to the said grantee, their assigns forever.

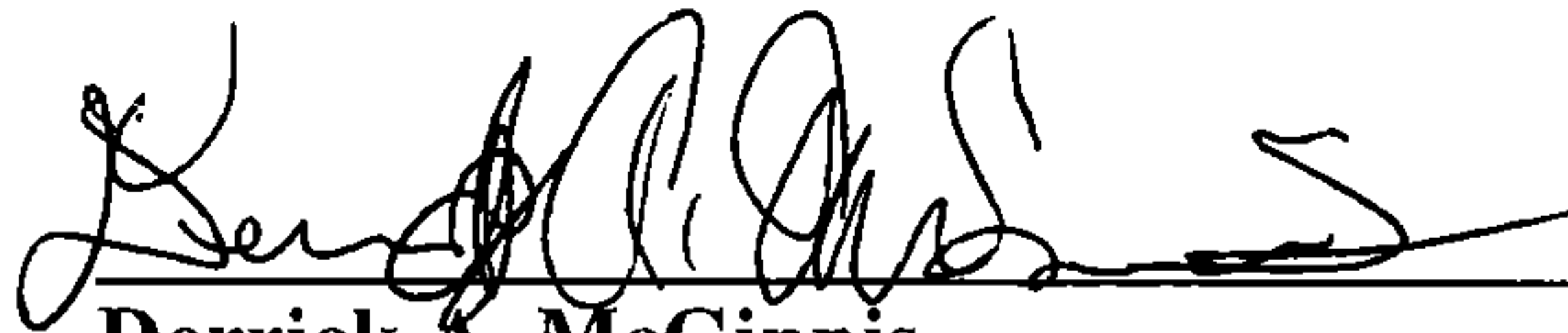
And I do, for myself and for me heirs, executors and administrators, covenant with said grantee, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

SIGNATURE AND NOTARY ON FOLLOWING PAGE

In Witness Whereof, I have hereunto set my hand and seal this 27th day of August, 2025.



Terrell A. McGinnis

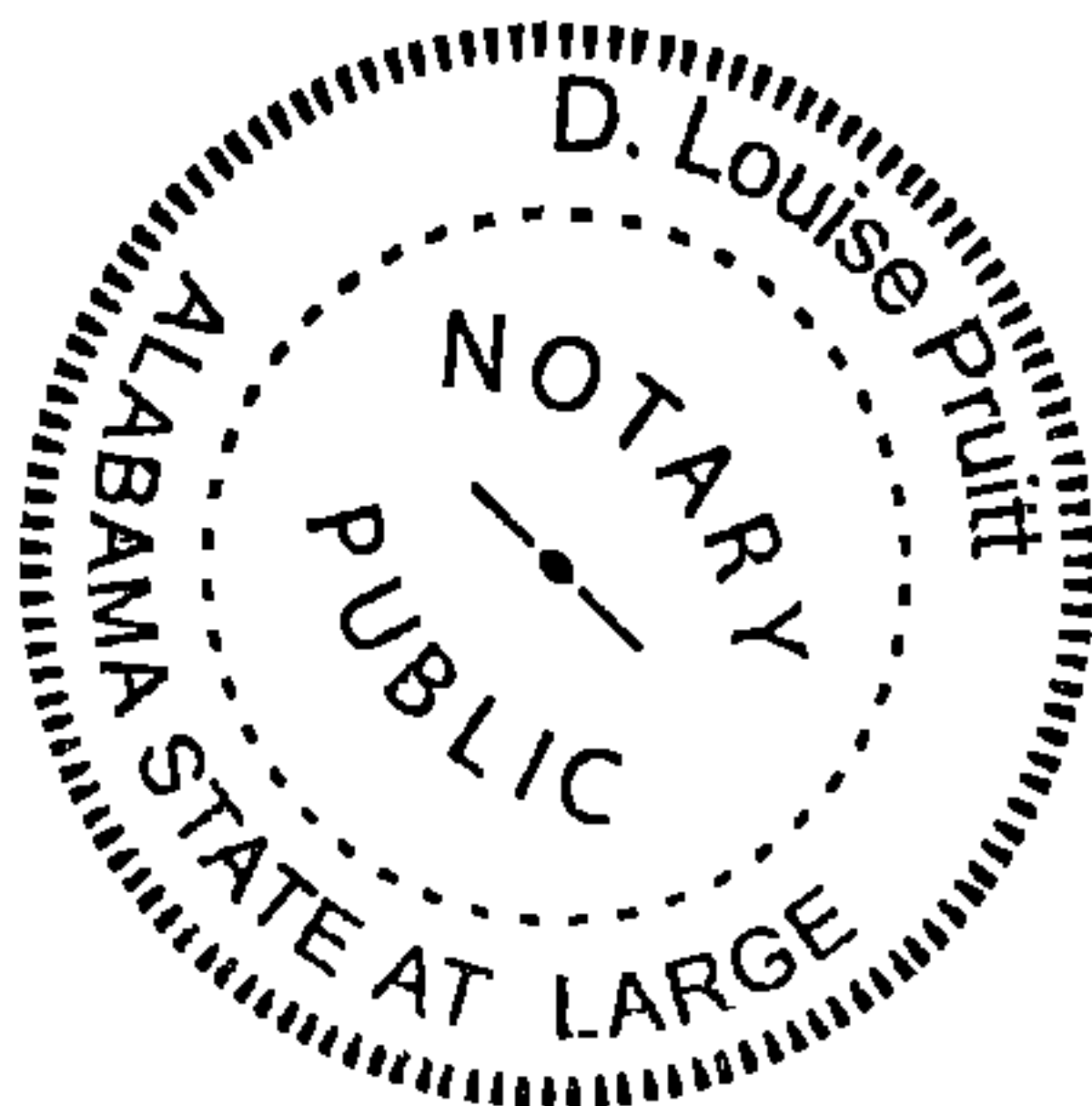
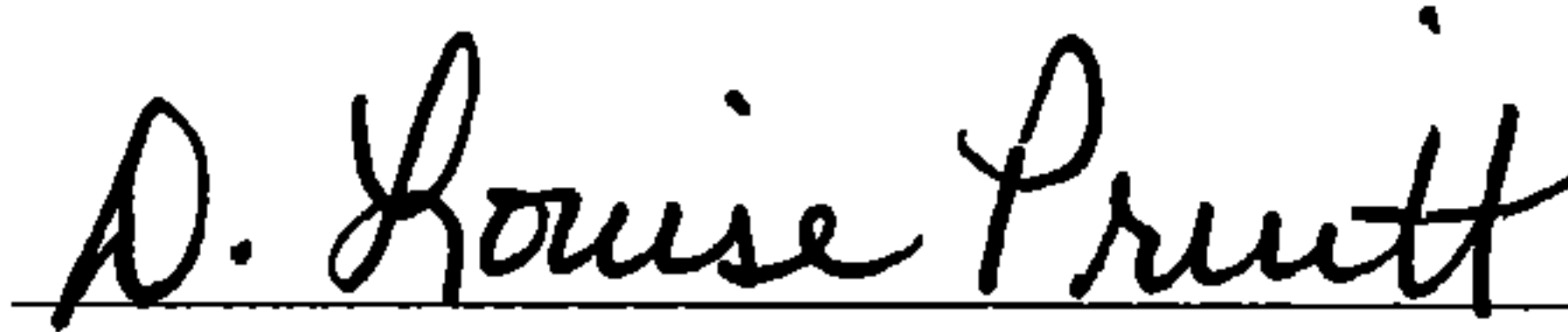


Derrick A. McGinnis

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Terrell A. McGinnis and Derrick A. McGinnis**, 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 27th day of August, 2025.

NOTARY PUBLIC

D. LOUISE PRUITT

My Commission Expires: _____

MY COMMISSION EXPIRES: 04/02/2028

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
 09/02/2025 03:06:26 PM
 \$68.00 PAYGE
 20250902000269230

Alex 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 Terrell Antonio McGinnis
 Mailing Address 106 Pinedale Circle
Columbiana, AL 35051

Grantee's Name Thomas Bacon Majors IV
 Mailing Address 3429 Chippenham Circle
Birmingham, AL 35242

Property Address 5765 U.S. 280
Harpersville, AL 35078

Date of Sale August 27, 2025
 Total Purchase Price \$200,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other

☐ 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 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 27, 2025

Print Leanne G Ward

☐ Unattested

Sign Leanne G Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1