

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

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
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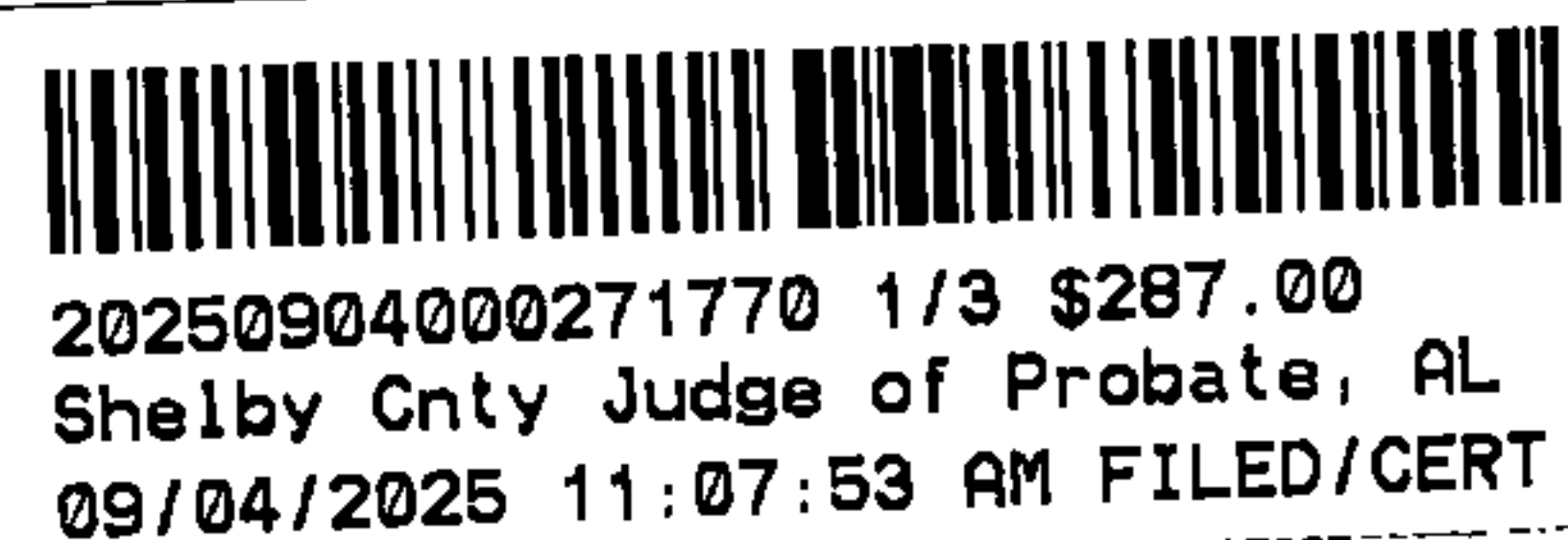
Send Tax Notice to:
Rebecca L. Willis
James Willis

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED FIFTY EIGHT THOUSAND NINE HUNDRED SIXTY NO/100 DOLLARS (\$258,960.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Douglas M. Kent II and wife, Rebecca J. Kent** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Rebecca L. Willis and James Willis, as joint tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Legal Exhibit A:



SUBJECT TO:

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

TO HAVE AND TO HOLD Unto 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 hereby 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.

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 3 day of September 2025.

Douglas M. Kent II
Douglas M. Kent II

Rebecca J. Kent
Rebecca J. Kent

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Douglas M. Kent II and Rebecca J. Kent**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3 day of September 2025.

Shelby County, AL 09/04/2025
State of Alabama
Deed Tax: \$259.00

Heath Beasley
Notary Public
My Commission Expires May 11, 2026

EXHIBIT A



20250904000271770 2/3 \$287.00
Shelby Cnty Judge of Probate, AL
09/04/2025 11:07:53 AM FILED/CERT

Parcel 4

BEGINNING at an iron pipe at the SE corner of SE 1/4 of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama, thence N 87°38'40" W a distance of 1320.86 feet to a rebar; thence N 87°45'17" W a distance of 1295.11 feet to a capped iron; thence N 0°41'13" W a distance of 1715.15 feet to a capped iron; thence S 87°46'4" E a distance of 655.45 feet to a capped iron; thence N 0°24'56" E a distance of 866.36 feet to a capped iron; thence following the curvature thereof an arc distance of 673.49 feet to an iron pipe (said arc having a chord bearing of N 84°19'49" E, a counterclockwise direction, a chord distance of 672.38 feet and a radius of 3390.00 feet) and along the southerly right-of-way of Shelby County Road 22; thence S 0°20'6" W a distance of 854.34 feet to a capped iron; thence S 89°39'54" E a distance of 985.70 feet to a point; thence N 67°56'39" E a distance of 587.94 feet to a point; thence S 90°0'0" E a distance of 516.91 feet to a point; thence N 0°0'0" W a distance of 100.00 feet to a point; thence N 90°0'0" W a distance of 503.21 feet to a point; thence N 0°25'21" E a distance of 17.77 feet to a rebar; thence N 80°29'29" E a distance of 76.00 feet to a point; thence S 89°18'59" E a distance of 181.35 feet to a point; thence N 36°23'0" E a distance of 202.30 feet to a point; thence N 48°58'58" E a distance of 109.80 feet to a point; thence N 71°11'0" E a distance of 125.30 feet to a point; thence S 29°15'0" E a distance of 179.62 feet to a point; thence S 35°8'0" W a distance of 148.83 feet to a point; thence S 1°2'0" W a distance of 110.35 feet to a point; thence S 16°39'0" E a distance of 242.35 feet to a point; thence S 33°53'51" E a distance of 265.50 feet to a point; thence S 0°41'2" E a distance of 55.00 feet to a point; thence N 67°46'57" W a distance of 946.70 feet to a point; thence S 67°56'39" W a distance of 646.17 feet to a capped iron; thence S 23°10'51" W a distance of 251.40 feet to a capped iron; thence S 0°0'0" W a distance of 325.61 feet to a capped iron; thence S 87°36'28" E a distance of 770.90 feet to a capped iron; thence S 0°25'25" W a distance of 131.51 feet to a fence tee; thence N 87°22'2" W a distance of 219.21 feet; to the point and place of BEGINNING, containing 127.05 acres, more or less;

30' Ingress/Egress Easement

Commencing at an iron pipe at the southeast Corner of Section 3, Township 22 South, Range 3 West, Shelby County Alabama, thence N 00°0'0" E and along the easterly boundary of Section 3 a distance of 2003.76 feet to a point on the northerly property line of parcel 4; thence S 67°56'39" W a distance of 239.76 feet to a point thence N 89°39'54" W a distance of 441.55 feet to a point on the centerline of a 30' ingress/egress easement; thence following the curvature thereof an arc distance of 159.16 feet (said arc having a chord bearing of S 22°54'31" E, a counterclockwise direction, a chord distance of 151.80 feet and a radius of 150.00 feet); thence S 53°18'20" E a distance of 79.21 feet; thence following the curvature thereof an arc distance of 115.80 feet (said arc having a chord bearing of S 41°14'31" E, a clockwise direction, a chord distance of 114.95 feet and a radius of 275.00 feet); thence S 29°10'42" E a distance of 85.58 feet to a point on Parcel 1 and the end of said easement.

Real Estate Sales Validation Form

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

Grantor's Name Douglas M Kent II, Rebecca J Kent
Mailing Address 6105 Hwy 22
Montevallo
AL 35115

Grantee's Name Rebecca L. Willis
Mailing Address 9606 Hwy 119
Alabaster, AL
35007

Property Address 6020 Hwy 22
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 258,960



20250904000271770 3/3 \$287.00
Shelby Cnty Judge of Probate, AL
09/04/2025 11:07:53 AM FILED/CERT

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 Tax Value

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 _____

Print DOUGLAS M. KENT II

Unattested

Sign Douglas M Kent II

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1