

This Instrument was Prepared by:

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

File No.: MV-25-30707

Send Tax Notice To: Bruce Von Hagel  
Patricia Tatum

4722 McGill CT  
Hoover AL 35226

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20250911000275180 1/6 \$108.00  
Shelby Cnty Judge of Probate, AL  
09/11/2025 11:58:45 AM FILED/CERT

That in consideration of the sum of **Sixty Five Thousand Dollars and No Cents (\$65,000.00)**, 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, **Michael T. Atchison, a married man, Frank C. Ellis, Jr., a married man and Ann B. Head, a single woman, John Frank Head, a married man, Stephen Andrew Head, a married man, Christopher Jason Head, a married man, George Daniel Head, a single man and Marjorie Head Thomas, a married woman** (herein referred to as Grantor, whether one or **Bruce Von Hagel and Patricia Tatum, 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.

Property is to be deed restricted to a single family residential use only and the property can only be subdivided one time.

No part of the homestead of the Grantors herein or spouse, if any.

Ann B. Head, John Frank Head, Stephen Andrew Head, Christopher Jason Head, George Daniel Head and Marjorie Head Thomas are all the surviving heirs at law of Oliver P. Head, having died on November 26, 2024.

\$0.00 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 4th day of September, 2025.

Michael T Atchison

Frank C Ellis Jr

State of Alabama

County of Shelby

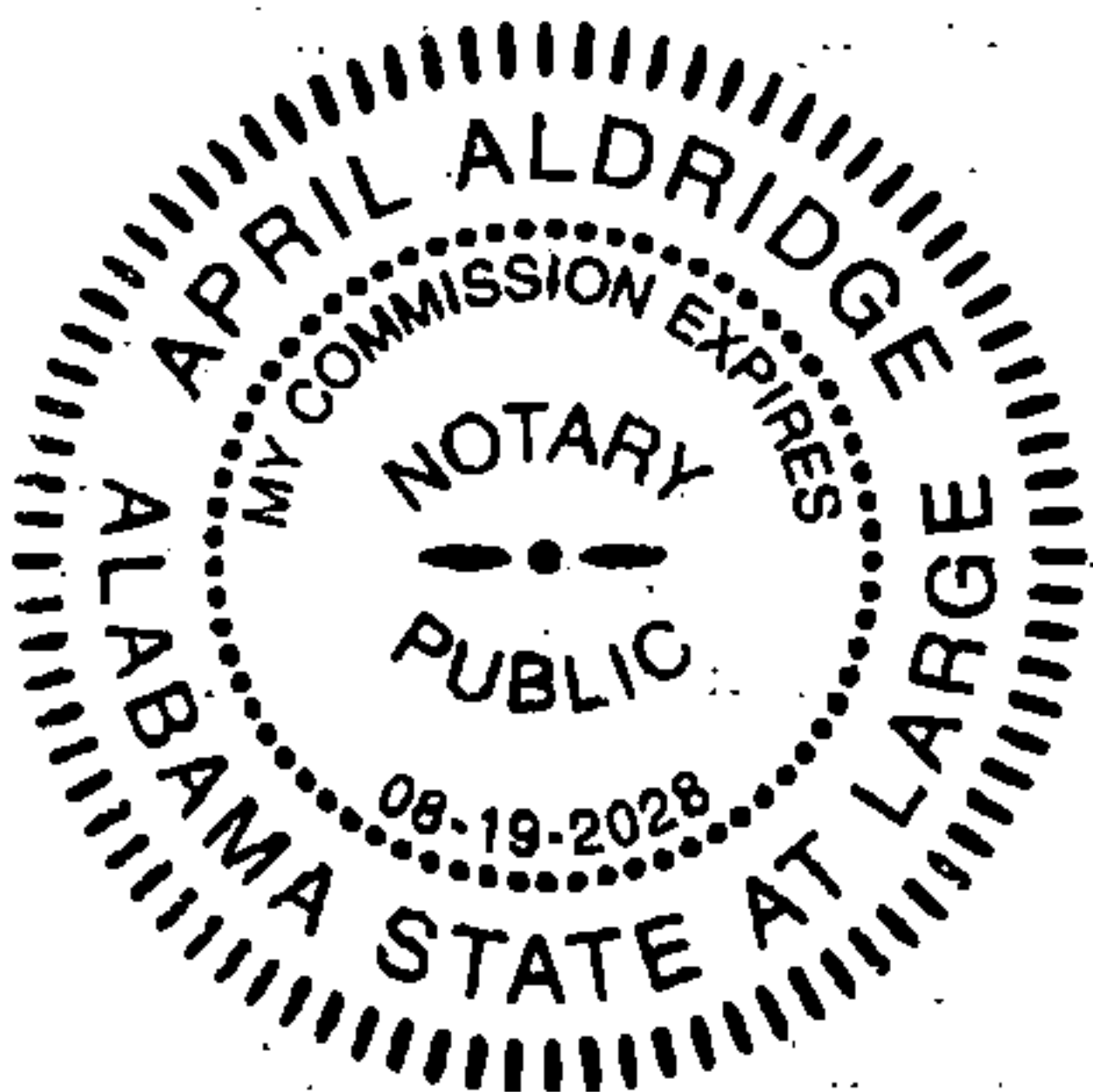
Shelby County, AL 09/11/2025  
State of Alabama  
Deed Tax: \$65.00

I, April Aldridge, a Notary Public in and for the said County in said State, hereby certify that Michael T. Atchison and Frank C. Ellis, Jr., 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 4th day of September, 2025

April Aldridge  
Notary Public, State of Alabama

My Commission Expires: 8/19/28





Ann B. Head (SEAL)  
Ann B. Head

J F Head (SEAL)  
John Frank Head

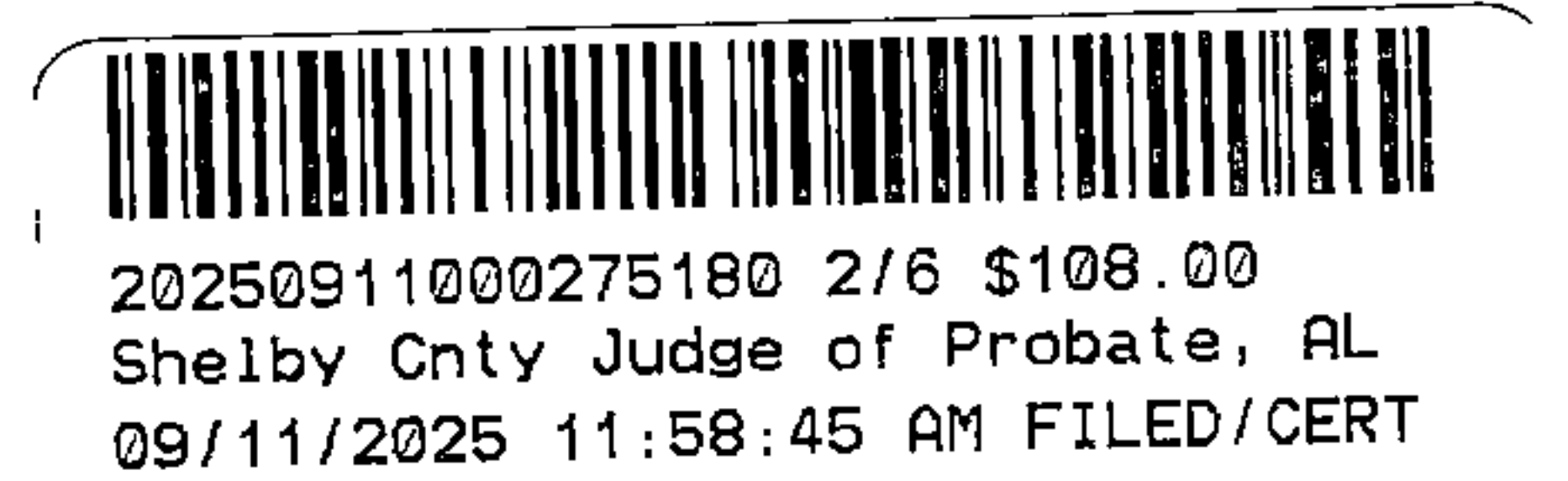
SAH (SEAL)  
Stephen Andrew Head

C J Head (SEAL)  
Christopher Jason Head

G. Daniel Head (SEAL)  
George Daniel Head

Marjorie Head Thomas (SEAL)  
Marjorie Head Thomas

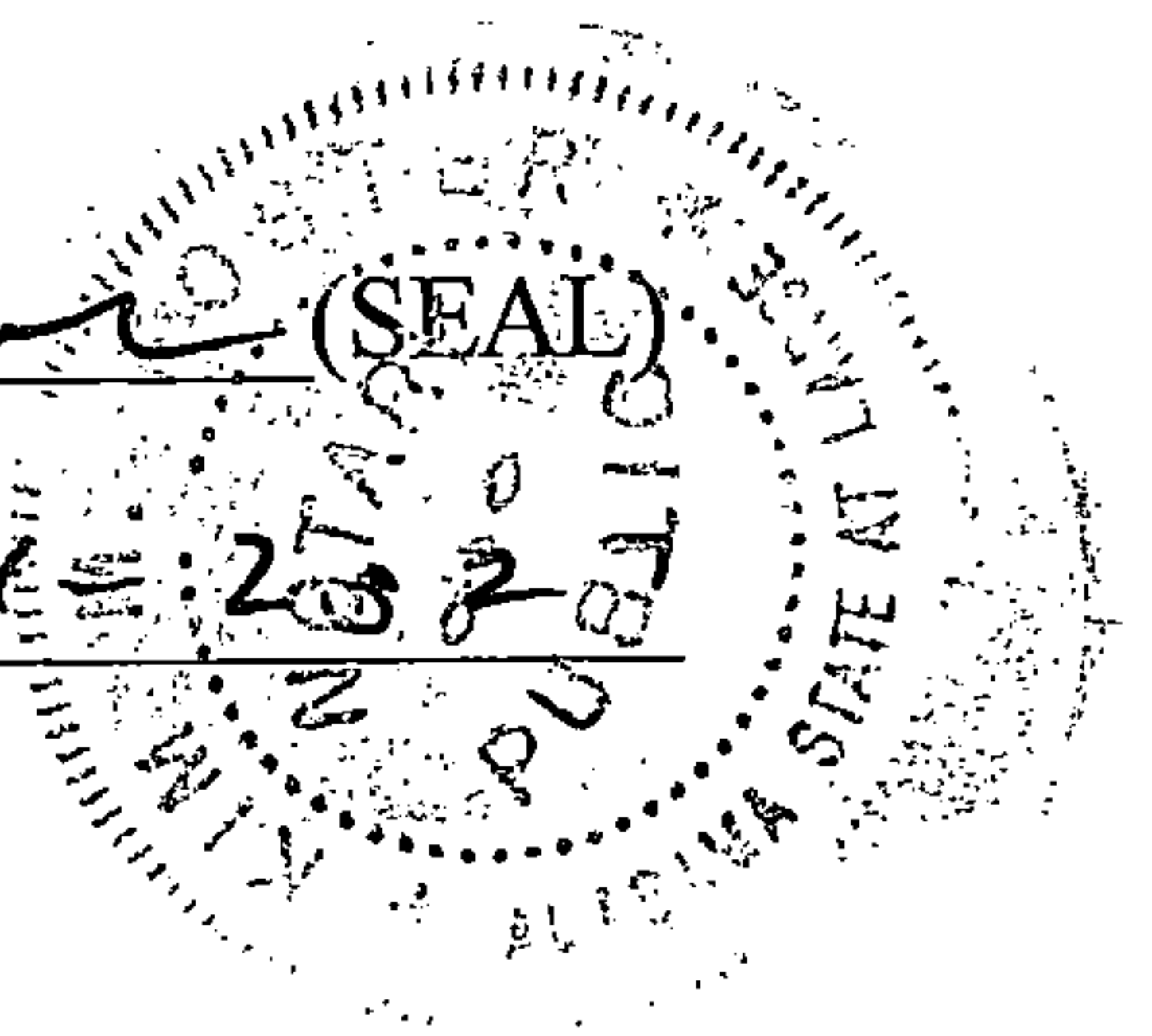
STATE OF ALABAMA )  
SHELBY COUNTY )



I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Ann B. Head, an unmarried woman, 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<sup>th</sup> day of August, 2025.


Kari M. Folsom (SEAL)  
Notary Public  
My Commission Expires: 1-4-2022



STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that John Frank Head, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11<sup>th</sup> day of August 2025.

Kin M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-4-2027  
  
20250911000275180 3/6 \$108.00  
Shelby Cnty Judge of Probate, AL  
09/11/2025 11:58:45 AM FILED/CERT

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Stephen Andrew Head, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of August 2025.  
Jana C. Bagley (SEAL)  
Notary Public  
My Commission Expires: 7-27-27

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Christopher Jason Head, a married man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2<sup>nd</sup> day of September 2025.  
Kin M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-4-2027

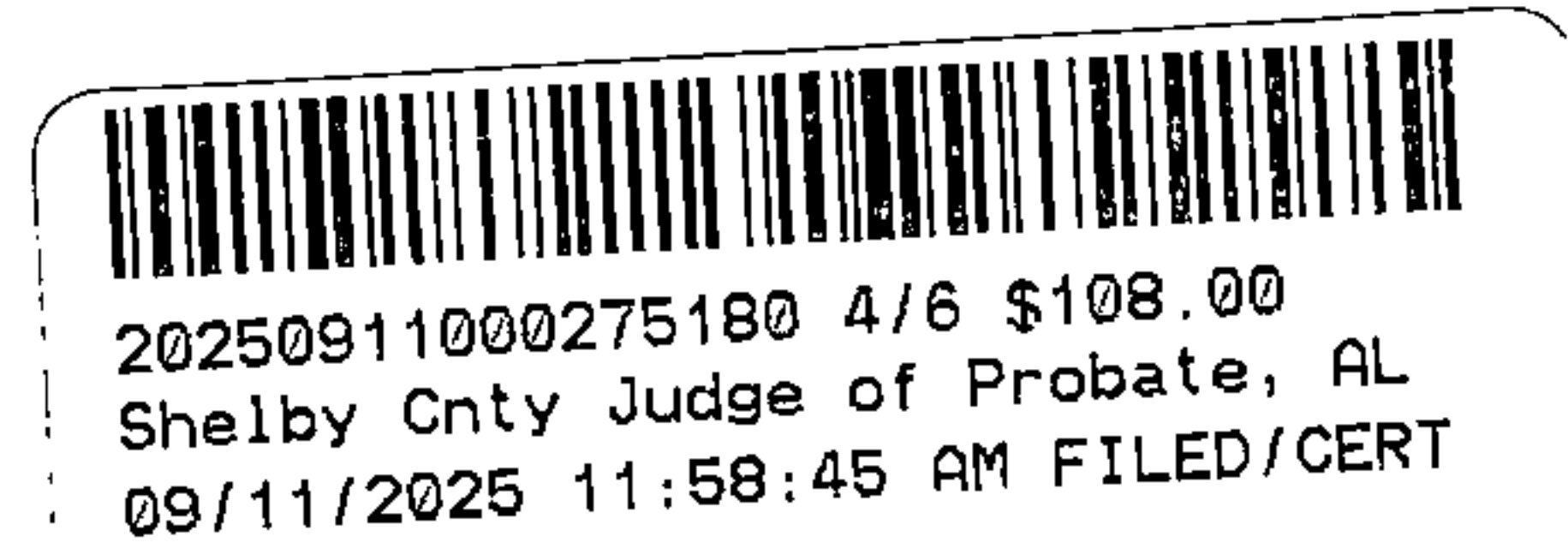
STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that George Daniel Head, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of August 2025.  
Kin M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-4-2027



STATE OF Alabama )  
Shelby COUNTY )



I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Marjorie Head Thomas, a married woman, 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<sup>th</sup> day of August, 2025.

Kim M. Foster (SEAL)  
Notary Public  
My Commission Expires: 1-4-2027

A circular notary seal for Kim M. Foster, Notary Public, State of Alabama. The seal includes the text "NOTARY PUBLIC" and "STATE OF ALABAMA".

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**



20250911000275180 5/6 \$108.00  
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**PARCEL 1:**

Commence at the NW corner of the NW 1/4 of the NE 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 115.00 feet; thence South 47 degrees 58 minutes 00 seconds East, a distance of 238.50 feet; thence South 19 degrees 24 minutes 00 seconds West, a distance of 178.00 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 300.92 feet to a non-tangent curve to the left, having a radius of 756.48, a central angle of 28 degrees 30 minutes 16 seconds, and subtended by a chord which bears South 76 degrees 56 minutes 30 seconds East, and a chord distance of 372.48 feet; thence along the arc of said curve, a distance of 378.34 feet; thence North 03 degrees 44 minutes 45 seconds West, a distance of 168.59 feet to a curve to the right, having a radius of 435.00, a central angle of 05 degrees 45 minutes 16 seconds, and subtended by a chord which bears North 00 degrees 52 minutes 07 seconds West, and a chord distance of 43.67 feet; thence along the arc of said curve, a distance of 43.69 feet; thence North 02 degrees 00 minutes 31 seconds, East, a distance of 123.24 feet to a curve to the left, having a radius of 80.00, a central angle of 20 degrees 33 minutes 18 seconds, and subtended by a chord which bears North 08 degrees 16 minutes 08 seconds West, and a chord distance of 28.55 feet; thence along the arc of said curve, a distance of 28.70 feet; thence North 88 degrees 55 minutes 53 seconds West, a distance of 251.47 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 20, 2015.

# Real Estate Sales Validation Form

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

Grantor's Name Michael T Atchison  
Frank C Ellis Jr  
Heirs at Law of Oliver P Head

Mailing Address P.O. Box 822  
Columbiana, AL 35051

Property Address Ferry Road  
Columbiana, AL 35051

Grantee's Name Bruce Von Hagel  
Patricia Tatum  
4722 McGill Ct

Mailing Address Hoover AL 35226

Date of Sale August 04, 2025  
Total Purchase Price \$65,000.00

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 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 September 02, 2025

☐ Unattested

(verified by)

Print Michael T Atchison

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



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