

Document Prepared by:

Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:

Michael Swords
2339 Spring Creek Rd
Montevallo, AL 35115

GENERAL WARRANTY DEED
With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of FIVE HUNDRED FIVE THOUSAND AND 00/100 (\$505,000.00), and other good and valuable consideration in hand paid to Ronald Euarlene Jackson and Peggy Davis Jackson, husband and wife (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the IMS Properties, LLC, an Alabama Limited Liability Company and Michael Swords (hereinafter referred to as "Grantee(s)"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama; thence N 87 deg. 57 min. 23 sec. E a distance of 641.64 feet to the POINT OF BEGINNING; thence S 49 deg. 23 min. 52 sec. E a distance of 177.38 feet to the Northerly R.O.W. line of Spring Creek Road; thence S 40 deg. 36 min. 12 sec. W and along said R.O.W. line a distance of 23.83 feet; thence N 41 deg. 44 min. 43 sec. W and leaving said R.O.W. line a distance of 178.97 feet to the POINT OF BEGINNING.

AND

A parcel of land in the SW 1/4 of the SW 1/4 of Section 14 and the NW 1/4 of the NW 1/4 of Section 23, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of tthe SW 1/4 of the SW 1/4 of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama and run N 3 deg. 09 min 15 sec. W along the West boundary of said 1/4 1/4 section for 441.78 feet; thence N 30 deg. 17 min. 30 sec. E for 253.74 feet; thence S 36 deg. 26 min. 11 sec. E for 343.59 feet to point of beginning; thence continue along last described course for 225.00 feet; thence N 36 deg. 12 min. 29 sec. E for 30.00 feet; thence S 41 deg. 44 min. 43 sec. E for 273.54 feet; thence S 49 deg. 23 min. 52 sec. E for 177.38 feet to a point of intersection with Northwesterly right of way line of Shelby County Highway No. 12; thence N 40 deg. 36 min. 08 sec. E and along said road right of way line for 40.00 feet; thence N 49 deg. 23 min. 23 sec. W for 177.38 feet; thence N 3 deg. 49 min. 14 sec. W for 1050.94 feet to a point of intersection with the center of Spring Creek; thence along center of Spring Creek as follows: run S 88 deg. 58 min. 20 sec. W for 95.32 feet; thence S 24 deg. 38 min. 30 sec. W for 45.11 feet; thence S 35 deg. 07 min. 36 sec. E for 82.52 feet thence S 53 deg. 52 min. 21 sec. W for 90.77 feet; thence S 50 deg. 13 min. 42 sec. W. for 301.46 feet; thence S 77 deg. 47 min. 10 sec. W for 56.61 feet; thence leaving said center of creek run S 21 deg. 17 min. 00 sec. E for 378.78 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

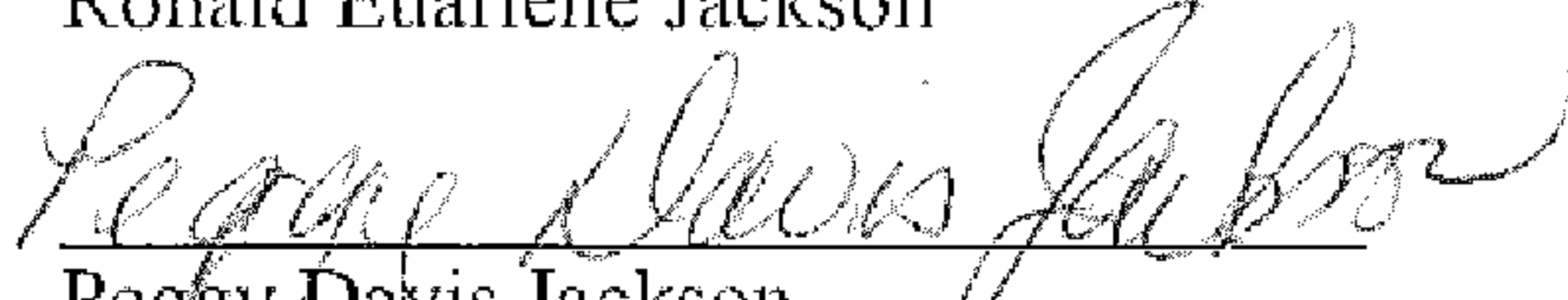
\$0.00 of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee(s), his/her/their heirs, successors and assigns forever.

AND Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), his/her/their heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and his/her/their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on the date stated in the notary acknowledgement, the same to be effective as of the 11th day of September, 2025.

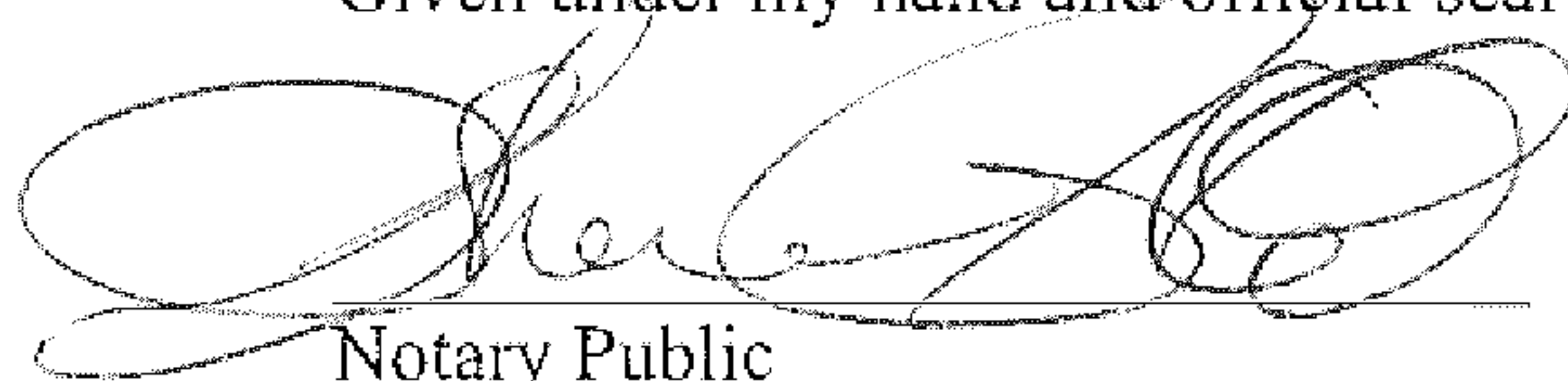

 Ronald Euarlene Jackson


 Peggy Davis Jackson

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Ronald Euarlene Jackson and Peggy Davis Jackson whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of September, 2025.



Notary Public
 My Commission Expires:



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Ronald Euarlene Jackson and Peggy Davis JacksonGrantee's Name IMS Properties, LLCMailing Address 508 Landon Dr.
Nashville TN 37220Mailing Address 2339 Spring Creek Rd.
Montevallo, AL 35115Property Address 2339 Spring Creek Road
Montevallo, AL 35115Date of Sale September 11, 2025Total Purchase Price \$505,000.00

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).

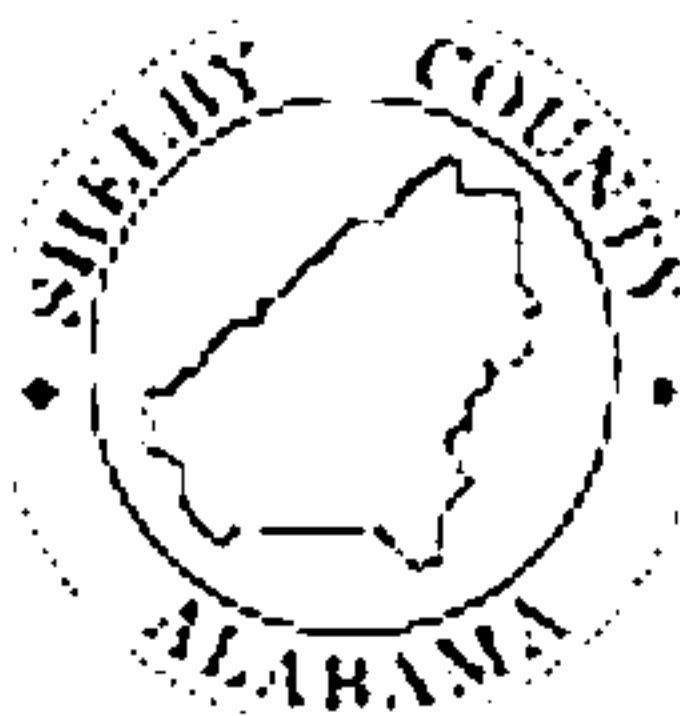
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/11/25Print Shannon Crull☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 11:25:51 AM
\$533.00 BRITTANI
20250916000282700

Form RT-1Allen S. Beyer