

REAL ESTATE SALES VALIDATION INFORMATION

Grantor(s) Address: 185 County Road 1296, Cullman, AL 35058
Grantee(s) Address: 4016 Shandwick Lane, Birmingham, AL 36242 (Tax Notice)
Property Address: Acreage in East 1/2 of Section 36, T-18S, R-2E
Contract/Total Sales Price: \$100,000.00
*The Grantor herein, by his signature to this deed, certifies that the above information is true and correct

THE STATE OF ALABAMA)
COUNTY OF SHELBY) WARRANTY DEED

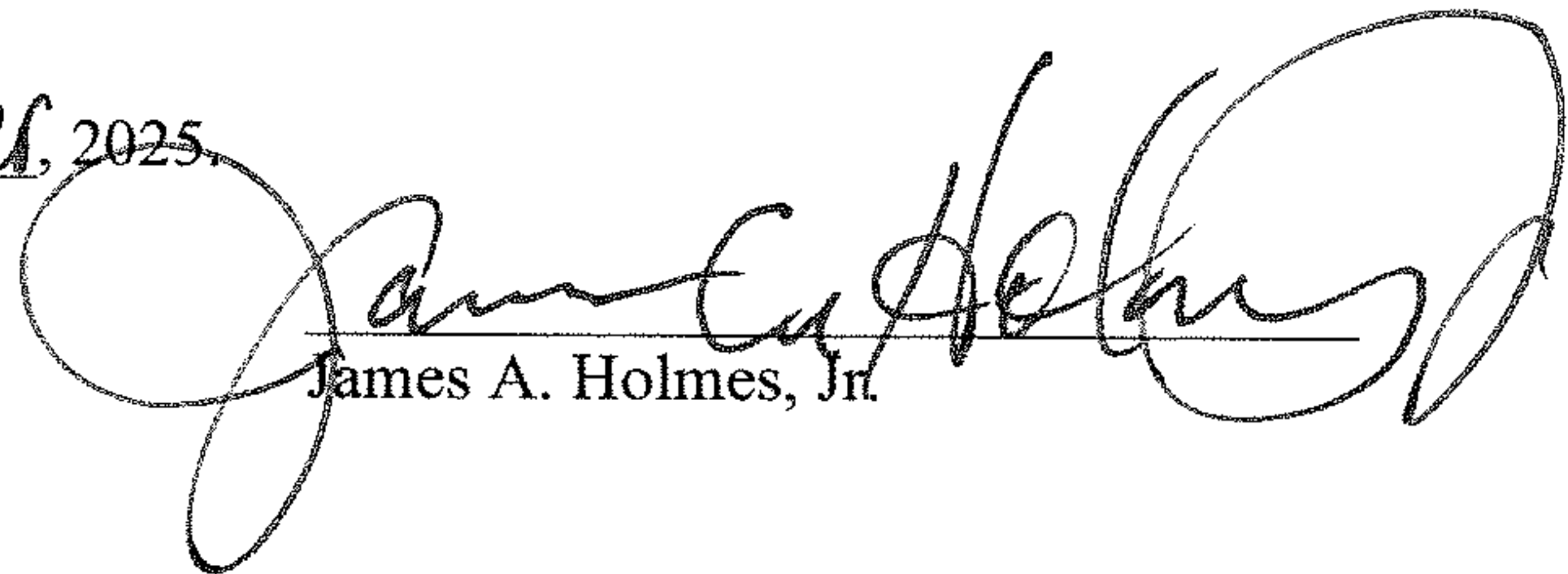
FOR AND IN CONSIDERATION in the sum of One Hundred Thousand and no/100 Dollars, (\$100,000.00), the receipt of which is hereby acknowledged, I, **James A. Holmes, Jr.**, a single man, (hereinafter referred to as "Grantor"), hereby gives, grants, bargains, sells and conveys unto **Bart A. Wesst** (hereinafter referred to as "Grantee"), all of my right, title and interest in and to the following described property situated in Talladega County, Alabama to wit:

SEE ATTACHED EXHIBIT "A" (SURVEY) FOR LEGAL DESCRIPTION

Prior Deed Reference: Instrument Number 2024-061200175720

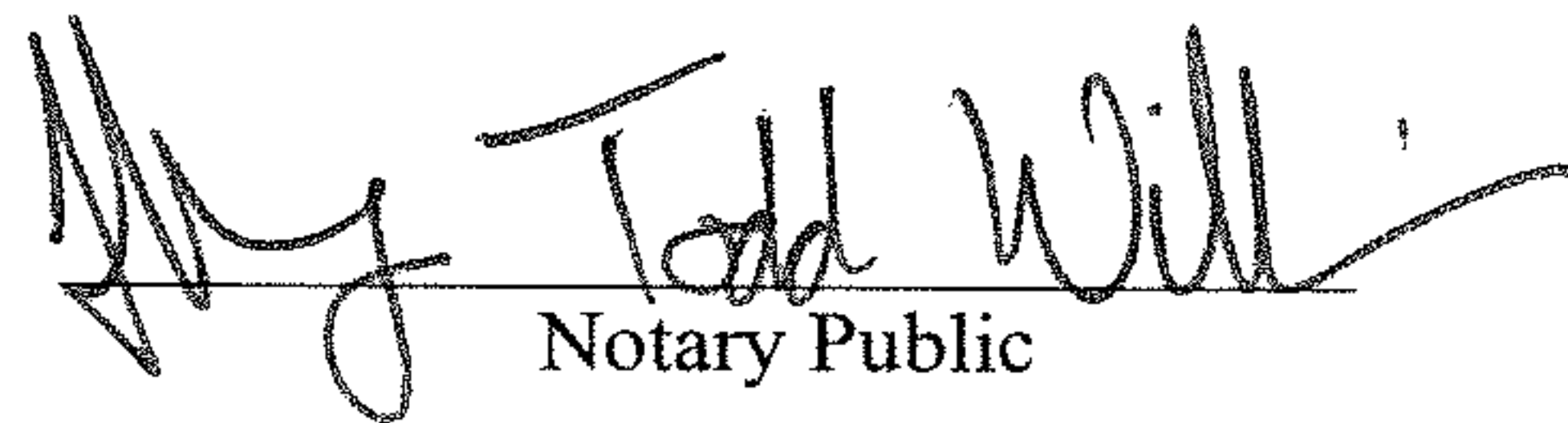
I hereby grant the aforesaid premises to said grantee, his heirs and assigns, to his use and behoof, forever. I covenant with the said grantee, his heirs and assigns that I am lawfully seized in fee simple of the aforegranted premises, that the same are free and clear of all liens and encumbrances; that I have a good right to sell and convey the property to the said grantee, his heirs and assigns and I hereby warrant and covenant to defend title to the property to the said grantee, his heirs and assigns, against the lawful claims and demands of all persons.

Dated this 8th day of September, 2025.


James A. Holmes, Jr.

THE STATE OF ALABAMA)
COUNTY OF TALLAPOOSA)

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that James A. Holmes, Jr., whose name is signed to the foregoing Deed and who is known to me, acknowledged before me on this day, that, being informed of the contents thereof, he executed the same voluntarily on the 8th day of September, 2025.


Notary Public

My Commission Expires: 03/12/26

This Instrument Was Prepared By:
Jason Jackson
Radney, Radney & Jackson
Attorneys At Law
P.O. Box 819
Alexander City, AL 35010

File No. 2025-880

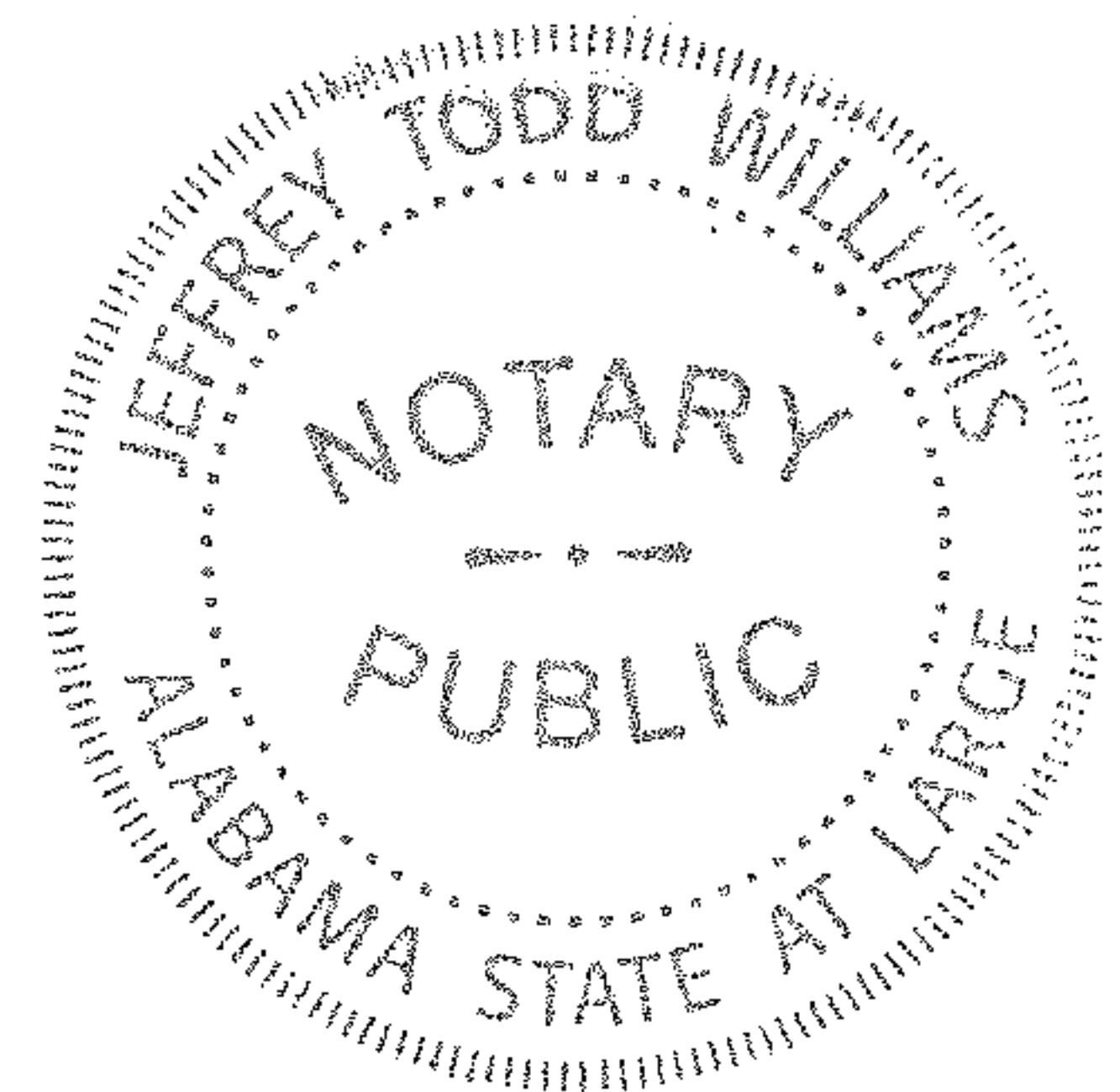


EXHIBIT "A"

Parcel One as shown on the plat of Lige Bell Subdivision, said subdivision bein on record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 11, Page 98, Less and Except any portion lying withing the right-of-way of Flemming Road.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/19/2025 12:06:19 PM
\$125.00 PAYGE
20250919000288320

Allie S. Bezel