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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
Columbiana, AL 35051

Send Tax Notice to:
Nick Lowery
400 Hollybrook Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

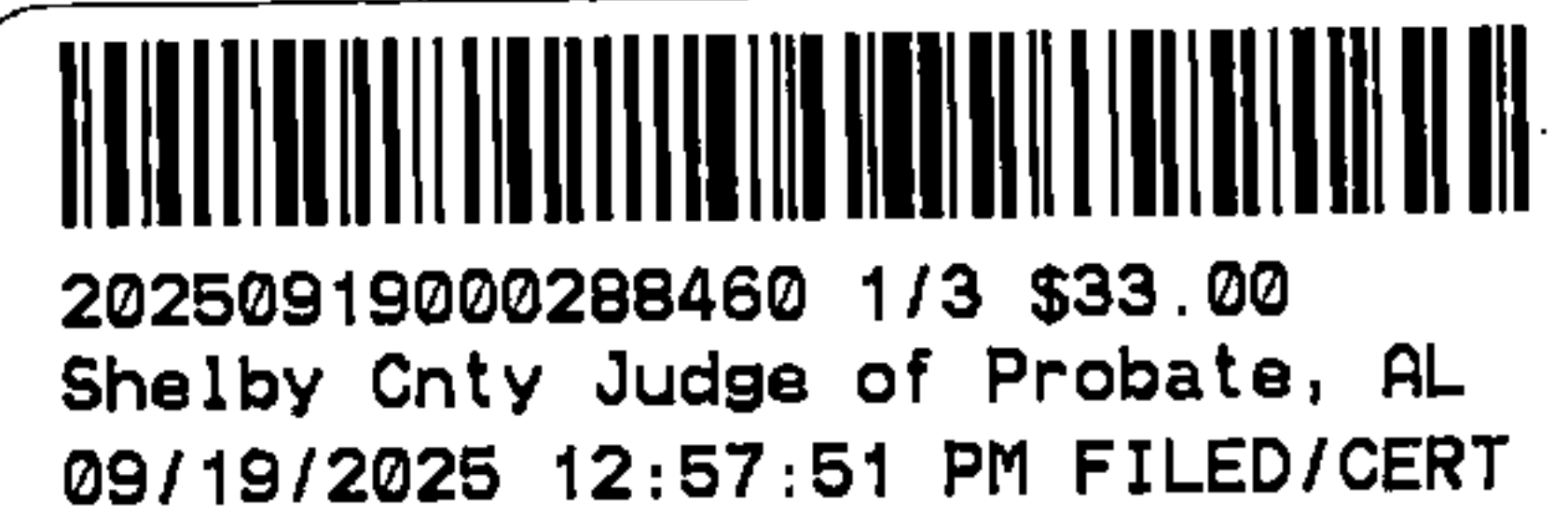
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), 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, **Cody Venable and wife Hannah Venable s** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Nick Lowery and Meghan Lowery, 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 DESCRIPTION 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 11th day of September 2025.

Cody Venable

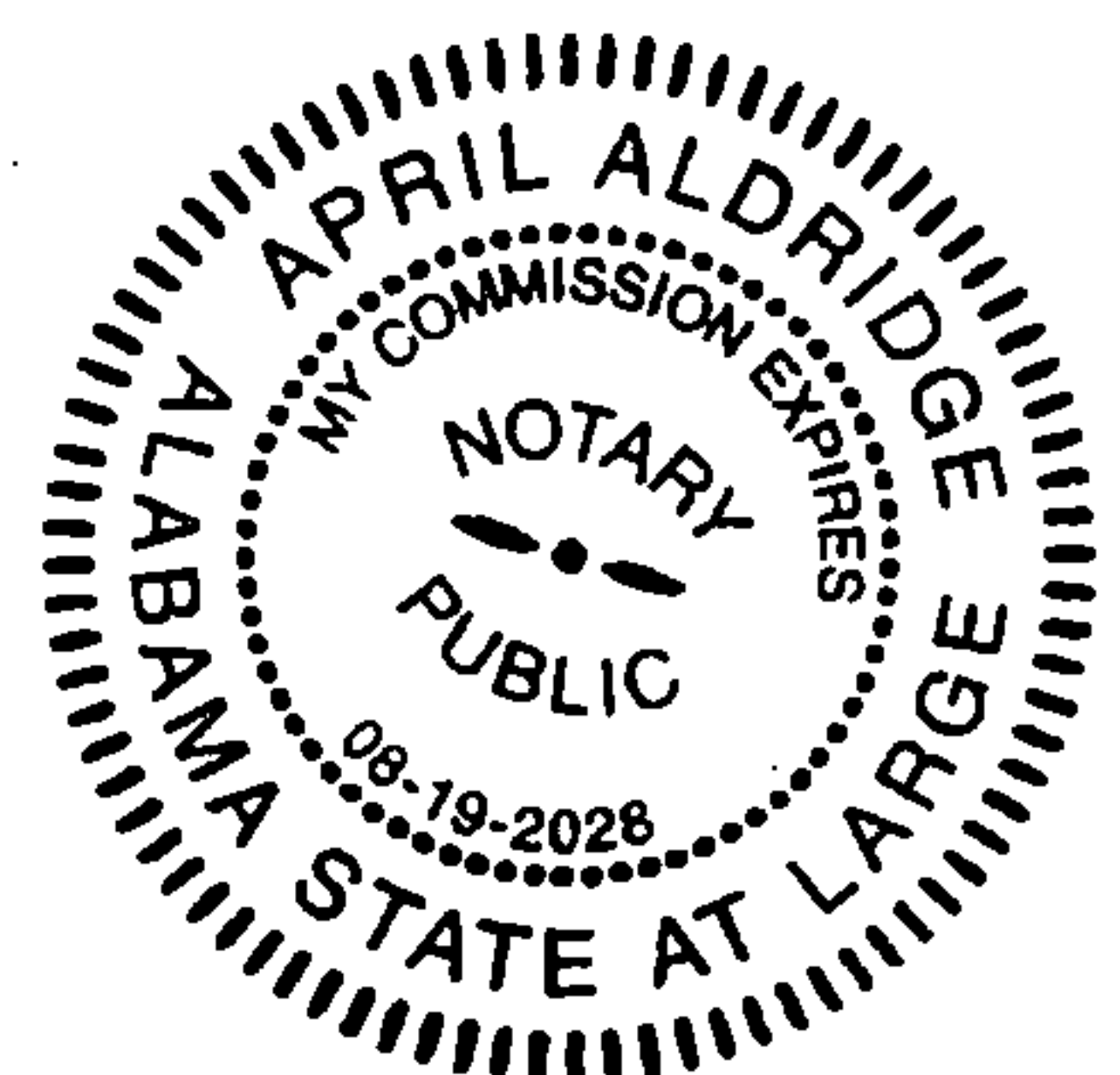
Hannah Venable

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Cody Venable and Hannah Venable**, 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 11th day of September 2025.

Notary Public
My Commission Expires: 8/19/28



Shelby County, AL 09/19/2025
State of Alabama
Deed Tax: \$5.00



20250919000288460 2/3 \$33.00
Shelby Cnty Judge of Probate, AL
09/19/2025 12:57:51 PM FILED/CERT

EXHIBIT A—LEGAL DESCRIPTION

Parcel #2

Commencing at an Iron Railroad Tie locally accepted as the Southeast Corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, T-22-S, R-1-E, Shelby County, Alabama; thence S 88 31'06"W, 904.69 feet (Recorded 897.79') along the South boundary of said quarter-quarter to a $\frac{1}{2}$ " Open End Pipe Found; thence N15 14'34"E, 274.02 feet (Recorded 268.17') to a $\frac{3}{4}$ " Open End Pipe Found; thence N15 14'34"E, 158.45 feet to an Iron Rod Set (CA1066LS) and also being the Point of Beginning; thence S88 11'10"E, 486.50 feet to a Chain Link Post Found; thence N12 08'41"W, 112.05 feet to an Iron Rod Set (CA1066LS); thence N65 57'56"E, 76.41 feet to an Iron Rod Set (CA1066LS); thence S85 55'43"E, 145.11 feet to an Iron Rod Set (CA1066LS); thence N 87 36'39"E, 91.50 feet to an Iron Rod Set (CA1066LS) on a painted treeline; thence N01 49'47"W, 106.50 feet along said painted treeline to a 42" Oak Tree (S15 25'32"E, 8.00 feet from an Iron Rod Set (CA1066LS) reference Iron); thence N39 24'22"W, 25.55 feet (Record 25') to an Iron T-Post Found; thence N89 37'34"W, 681.08 feet (Record 87.47") to an Iron Rod Set (CA1066LS); thence S15 14'34"W, 258.49 feet to the Point of Beginning.

Said Parcel of land lying in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, T-22-N, R-1-E, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Cody Venable
Mailing Address 440 Hollybrook Rd
Columbiana, AL 35051

Grantee's Name Nick Lowery
Mailing Address 400 Hollybrook Rd
Columbiana, AL 35051

Property Address 440 Hollybrook Rd
Columbiana, AL 35051

Date of Sale 7/11/25
Total Purchase Price \$



20250919000288460 3/3 \$33.00
Shelby Cnty Judge of Probate AL
09/19/2025 12:57:51 PM FILED/CERT

or
Actual Value \$ 5,000

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 to change boundary
☐ 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 _____

Print Cody Venable

Unattested

(verified by)

Sign

Cody Venable

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1