

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:
Glen Lee
Stephanie Moore
50 Seale Road
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

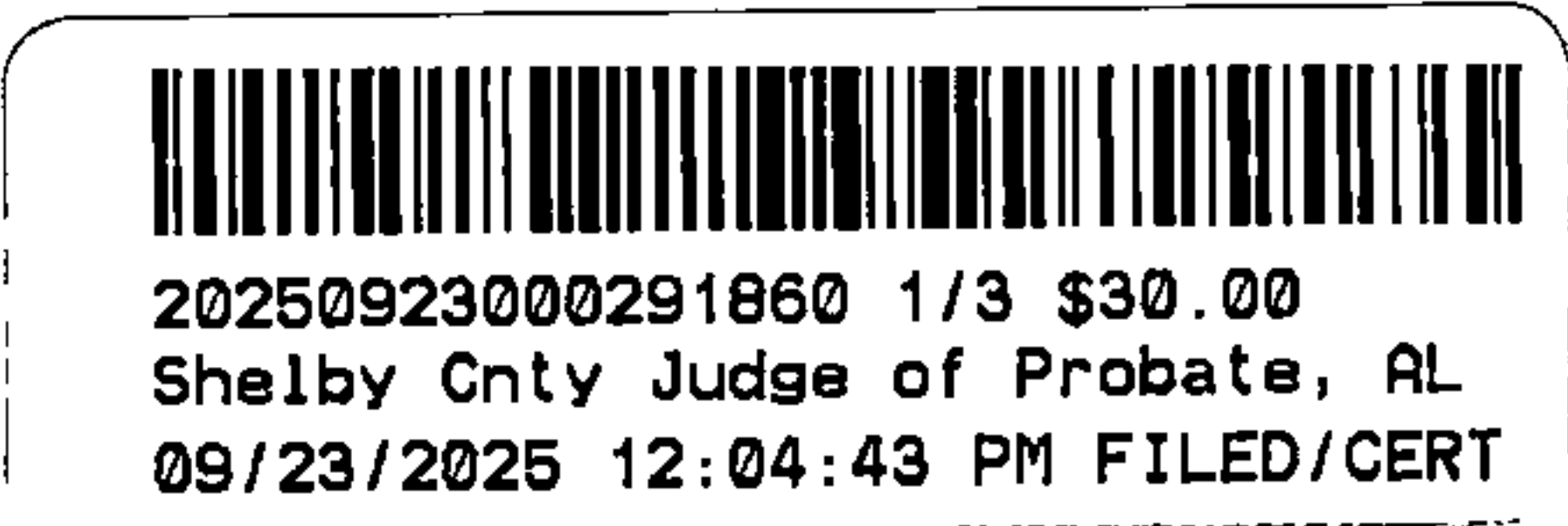
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO THOUSAND AND NO/00 DOLLARS (\$2,000.00)**, 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, **James Earl Roberts a Single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Glen Lee and Stephanie Moore, 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 Attached Exhibit "A" for Legal Description

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 26th day of August 2025.

James Earl Roberts

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **James Earl Roberts**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of August 2025.

Shelby County, AL 09/23/2025
State of Alabama
Deed Tax: \$2.00

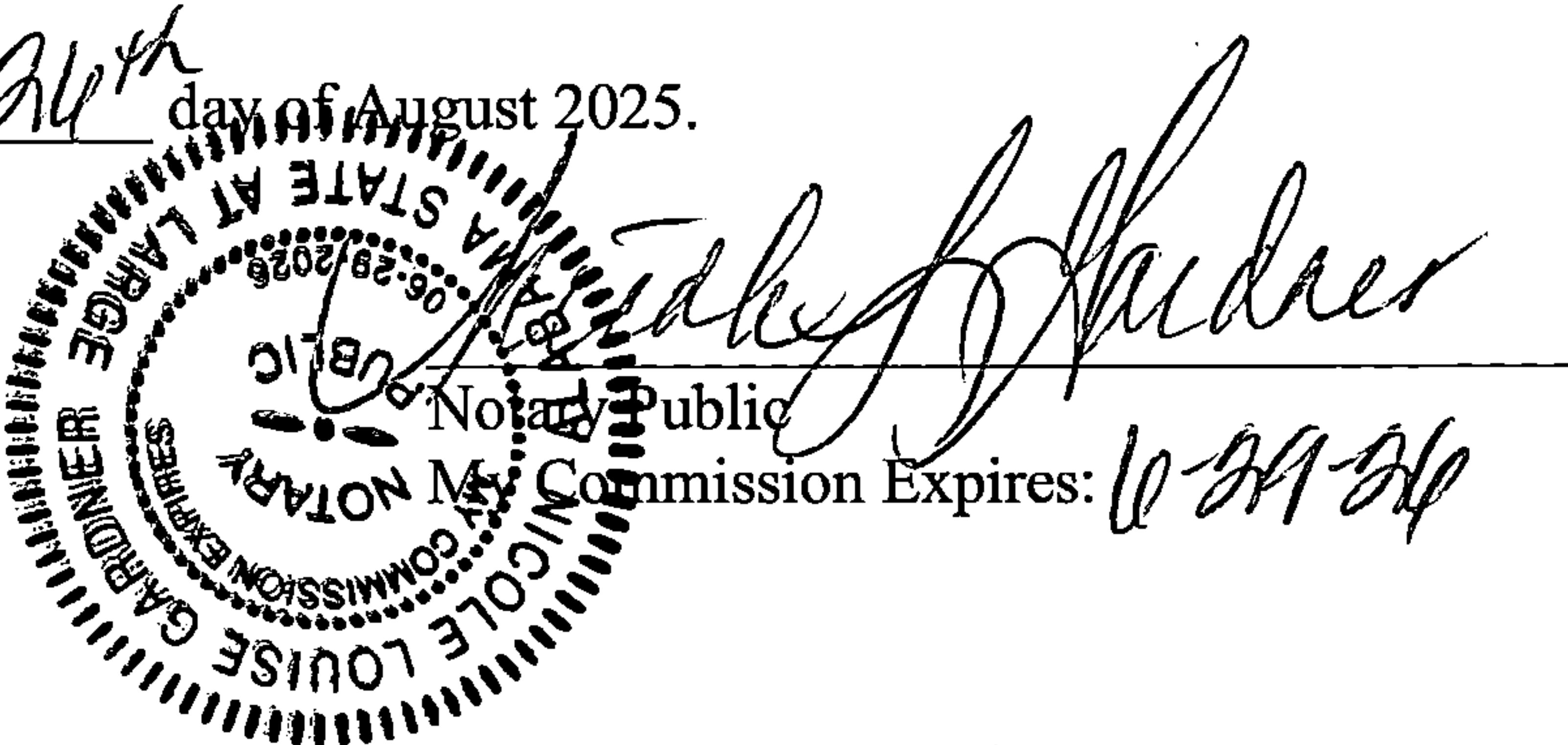
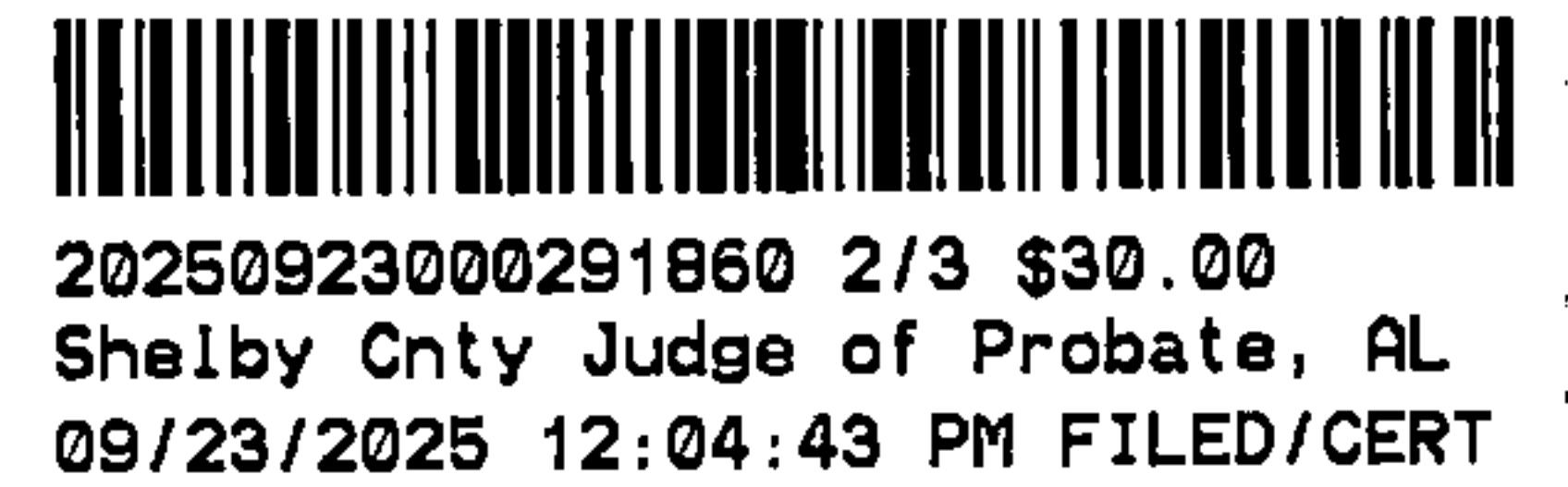


Exhibit "A"
Legal Description



A Parcel of land situated in the SE ¼ of Section 3 and the NE ¼ of Section 10, all in Township 24 North, Range 14 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SW Corner of the SW ¼ of the SE ¼ of Section 3, Township 24 North, Range 14 East, Shelby County, Alabama, said point also being the NW Corner of the NW ¼ of the NE ¼ of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama; thence N 90°00'00"E a distance of 319.70' to the POINT OF BEGINNING; thence N01°48'50"E a distance of 220.34' to the Southerly R.O.W. line of Hiawatha Road; thence N71° 38'30"E and along said R.O.W. line a distance of 7.83', to a curve to the left, having a radius of 132.00, subtended by a chord bearing of N61°51'14"E, and a chord distance of 44.93'; thence along the arc of said curve and along said R.O.W. line for a distance of 45.15' to the Southwesterly R.O.W. line of Shelby County Highway 86, to a compound curve to the left, having a radius of 1070.00', subtended by a chord bearing of S66°24'16"E, and a chord distance of 123.40'; thence leaving Hiawatha Road and along the arc of said curve and said R.O.W. line of Highway 86 for a distance of 123.47' to the Westerly R.O.W. line of Seale Road; thence leaving said Highway 86, S21°02'34"E, and along said R.O.W. line of Seale Road a distance of 46.81', to a curve to the left, having a radius of 300.00', subtended by a chord bearing of S22°41'33"E, and a chord distance of 17.27'; thence along the arc of said curve and along said R.O.W. line for a distance of 17.27'; thence S24°20'31"E and along said R.O.W. line a distance of 76.25', to a curve to the left, having a radius of 290.00', subtended by a chord bearing of S39°51'35"E, and a chord distance of 155.17'; thence along the arc of said curve and along said R.O.W line for a distance of 157.08'; thence S55°22'38"E and along said R.O.W. line a distance of 44.03', to a curve to the right, having a radius of 115.00', subtended by a chord bearing of S32°18'02"E and a chord distance of 90.15'; thence along the arc of said curve and along said R.O.W line for a distance of 92.64'; thence S09°13'26"E and along said R.O.W. line a distance of 112.21'; thence S82°05'41"W and leaving said R.O.W line a distance of 432.19'; thence N00°44'46"E a distance of 325.15' to the POINT OF BEGINNING.

In accordance with survey, Job No. 25317, done by Rodney Shiflett, AL Reg. #21784 on the 21st day of August, 2025.

Real Estate Sales Validation Form

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

Grantor's Name

Mailing Address

James Roberts

126 Seale Rd

Valera AL

35040

Grantee's Name

Mailing Address

Henlee Stephanie Moore

50 Seale Rd

Valera AL

35040

Property Address

NO address

Date of Sale

8-15-25

Total Purchase Price \$

2000

or

Actual Value

\$

or

Assessor's Market Value \$



20250923000291860 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
09/23/2025 12:04:43 PM 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

check

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

9-23-25

Print

Henlee

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1