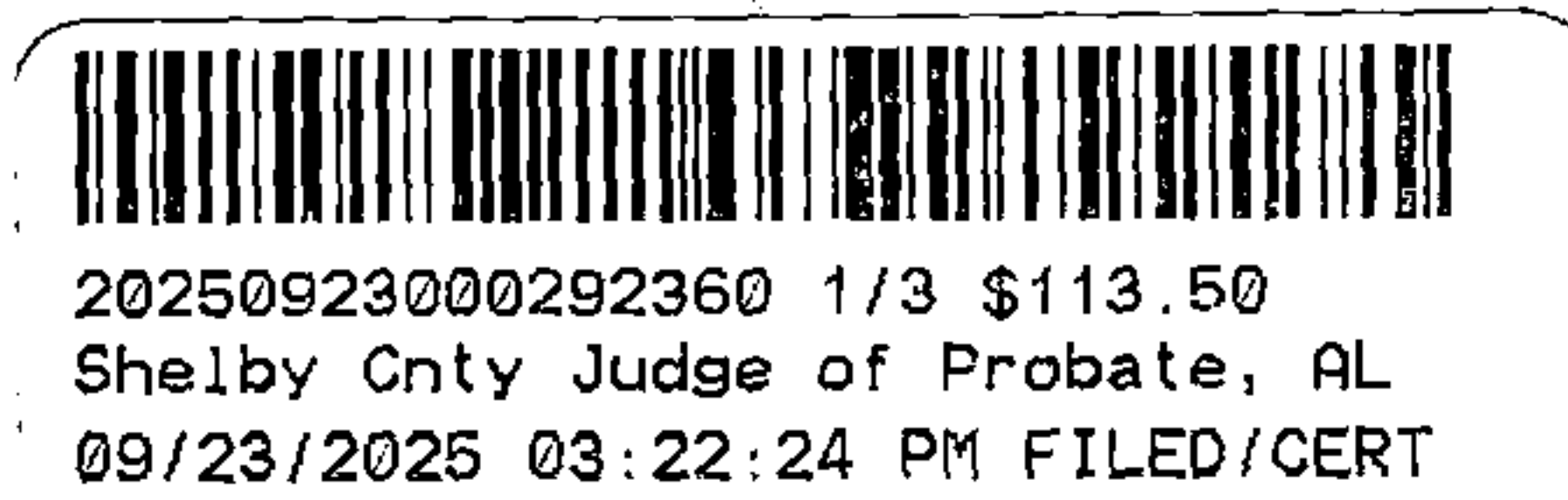


This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051



Send Tax Notice to:  
Ian Dexter Walker  
Lauren Parker Walker

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY-FIVE THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$85,500.00)**, 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, **Timothy F. Walker and Ona Dean Walker, husband and wife (herein referred to as Grantor)** grant, bargain, sell and convey unto **Ian Dexter Walker and Lauren Parker Walker, 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 12<sup>th</sup> day of September 2025.

\_\_\_\_\_  
Timothy F. Walker

\_\_\_\_\_  
Ona Dean Walker

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Timothy F. Walker and Ona Dean Walker**, 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 September 2025.

\_\_\_\_\_  
Notary Public  
My Commission Expires:

Shelby County, AL 09/23/2025  
State of Alabama  
Deed Tax: \$85.50

**Exhibit "A" – Legal Description**

A part of the W ½ of the NE ¼ of Section 1, Township 22 South, Range 1 West, described as follows: Begin at the SW corner of the NW ¼ of NE ¼ of Section 1, Township 22 South, Range 1 West, and run North 85 degrees East 374 feet to point East of the Columbiana – Shelby road for point of beginning; thence parallel with the right of way of said road South 41 degrees 50' East a distance of 549 feet to an iron stake; thence North 85 degrees East a distance of 472 feet to an iron stake; thence North 3 degrees West for a distance of 604 feet to an iron stake; thence South 85 degrees West for a distance of 941 feet to an iron stake near the right of way of said road; thence along the right of way of said road South 41 degrees 50' East a distance of 202.9 feet to point of beginning. Excepting lot sold to Alabama Power Company as described in Deed Book 229, Page 934.

ALSO  
LESS AND EXCEPT

A parcel of land in the West half of the Northeast Quarter of Section 1, Township 22 South, Range 1 West, being more particularly described as follows:

Commence at the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 1; thence South 87 degrees 29 minutes 15 seconds West, along the North line of said sixteenth section, a distance of 158.26 feet to the point of beginning; thence North 00 degrees 25 minutes 11 seconds, a distance of 159.41 feet to a 1" pipe with a cap found; thence South 87 degrees 45 minutes 07 seconds West, a distance of 754.45 feet, to the Northeast corner of an Alabama Power Company substation; thence South 34 degrees 23 minutes 50 seconds East, a distance of 150.00 feet, to the Southeast corner of an Alabama Power Company substation; thence South 87 degrees 44 minutes 01 second West, along the South boundary of said substation, a distance of 151.10 feet to a 2" pipe with a cap, found on the Northeast right of way of County Road 47; thence along a curve to the left, in said right of way, having a radius of 5815.45 feet and a chord bearing of South 36 degrees 11 minutes 00 seconds East, an arc length of 160.21 feet to a point; thence North 87 degrees 43 minutes 59 seconds East, a distance of 519.72 feet to a point; thence North 02 degrees 17 minutes 07 seconds West a distance of 49.89 feet to a 1/2" rebar, found; thence thence North 87 degrees 42 minutes 53 seconds East a distance of 209.91 feet to a 1/2" rebar, found; thence North 00 degrees 25 minutes 11 seconds West, a distance of 50.47 feet to the point of beginning.

Situated in 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 Timothy P. Walker  
Mailing Address 211 Pine Hill Dr  
Columbiana AL  
35051

Grantee's Name Lauren Walker  
Mailing Address 1631 Hwy 47  
Columbiana, AL  
35051

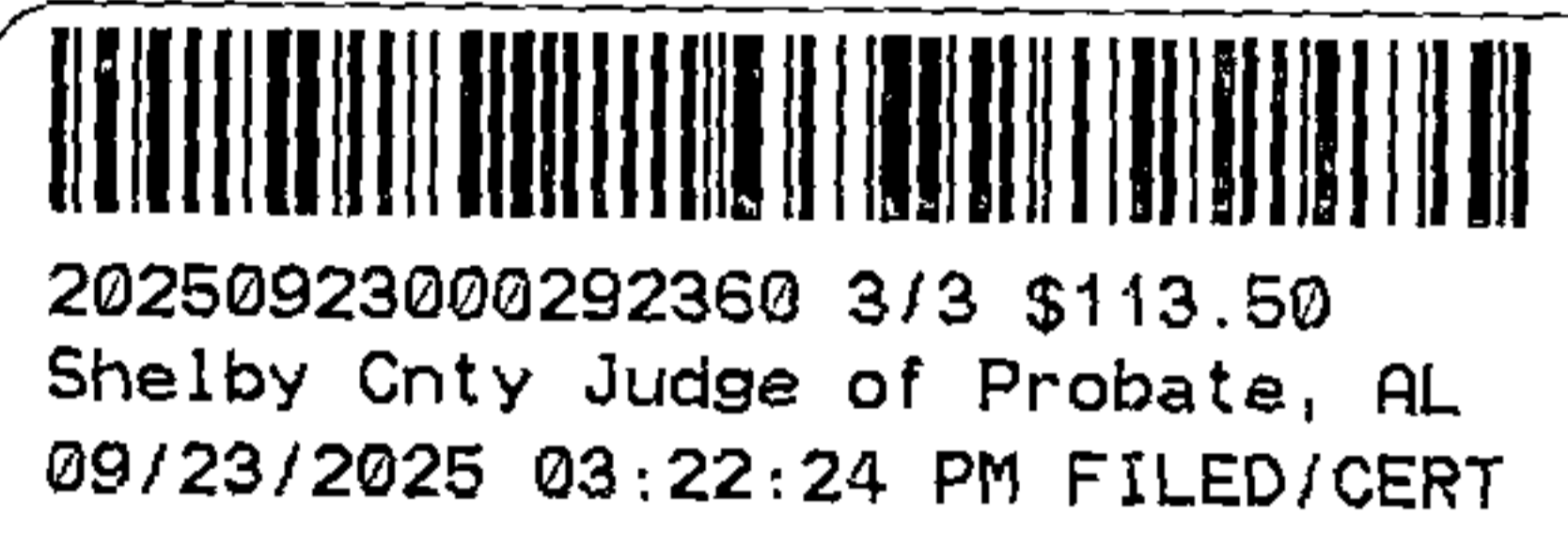
Property Address 1631 Hwy 47  
Columbiana, AL  
35051

Date of Sale 9-12-25  
Total Purchase Price \$ 85,500  
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
- Sales Contract
- Closing Statement

- Appraisal
- Other



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 9-12-25

Print Mike T. Johnson

         Unattested  
         (verified by)

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