

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-25-30792

Send Tax Notice To: Della Pender
38330 Hwy 25
Harpersville, AL 35048

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:
County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Margaret Diane Buchanan**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Della Pender and Holly J. Gates, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Grantor herein is the surviving grantee in Inst. No. 2011033100010089, Probate Office, Shelby County, Alabama, the other grantee, Brian Eric Buchanan is deceased, having died June 27, 2025. \$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29th day of Sept, 2025.

Margaret Diane Buchanan
Margaret Diane Buchanan

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Margaret Diane Buchanan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of Sept, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

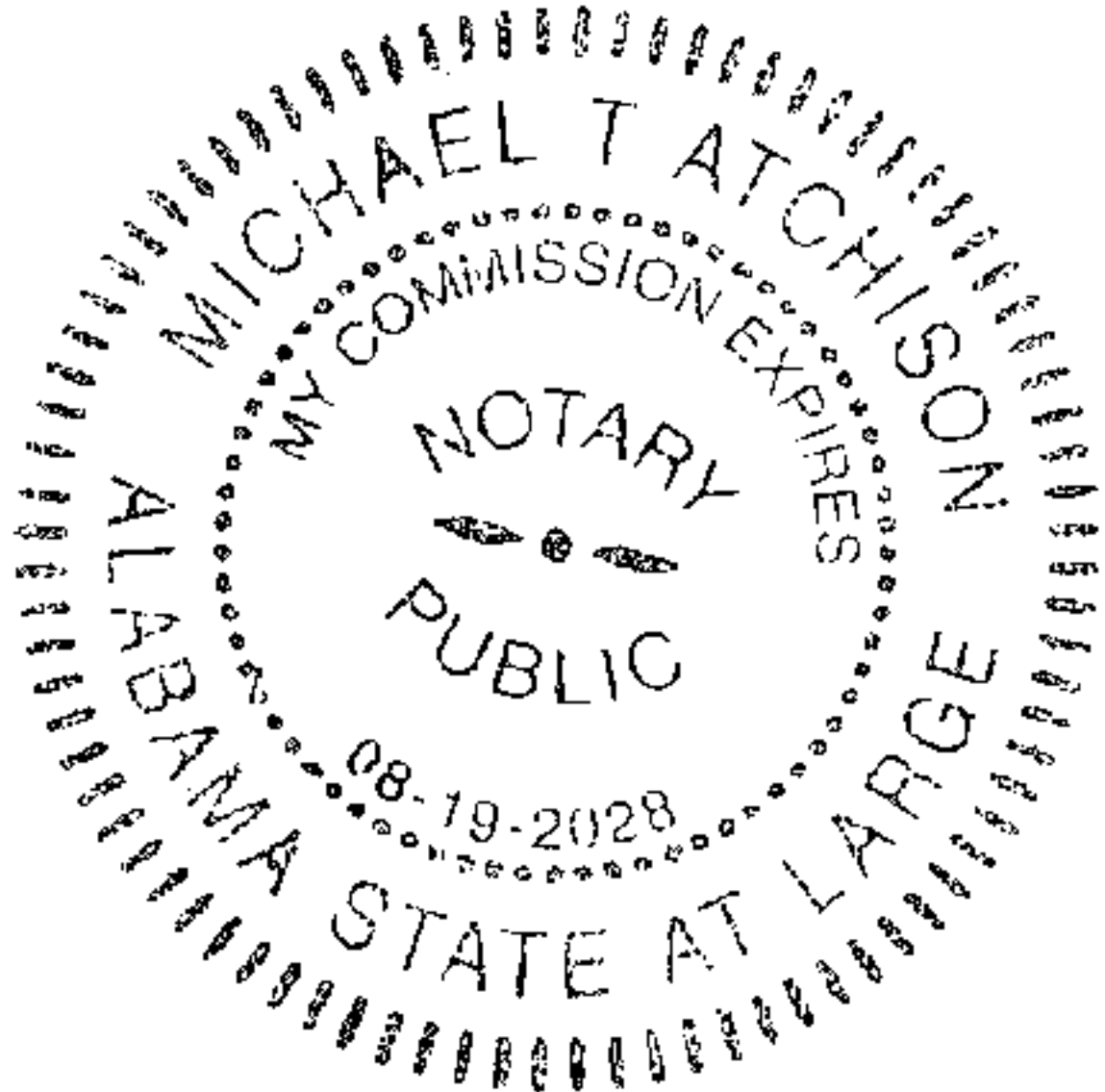


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 1/4-inch iron pin at the NW corner of the NW 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 89 degrees 54 minutes 55 seconds East a distance of 382.43 feet along the North line of said Section 3, to a 5/8-inch pin at the West right of way of Shelby County Highway 79 (60-foot right of way) to the point of beginning; thence proceed along said right of way South 29 degrees 06 minutes 35 seconds East a distance of 402.63 feet to a 1/2-inch crimp-top pin in the center of a ditch; thence leave said right of way and proceed along the center of said ditch South 35 degrees 33 minutes West a distance of 191.66 feet to the intersection of another ditch from the North; thence proceed along said center of ditch from the North the following courses: North 66 degrees 21 minutes 39 seconds West a distance of 208.21 feet; thence proceed North 41 degrees 18 minutes 44 seconds West a distance of 100.59 feet; thence proceed North 7 degrees 40 minutes 45 seconds West a distance of 80.15 feet; thence proceed North 24 degrees 30 minutes 42 seconds East a distance of 167.18 feet; thence proceed North 28 degrees 18 minutes 42 seconds East a distance of 40.66 feet; thence proceed North 41 degrees 02 minutes 38 seconds East a distance of 107.78 feet to the North line of said Section 3; thence leave center of said ditch and proceed along North line of said Section 3, North 89 degrees 54 minutes 55 seconds East a distance of 24 feet to the point of beginning.

Said parcel of land is located in the NW 1/4 of the NE 1/4 of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama.

According to survey of Danny J. Phillips, RLS #19751, dated July 12, 2000

Real Estate Sales Validation Form

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

Grantor's Name <u>Margaret Diane Buchanan</u> Mailing Address <u>2413 Sun Valley Rd</u> <u>Harpersville, AL 35078</u> Property Address <u>2413 Sun Valley Rd.</u> <u>Harpersville, AL 35078</u>	Grantee's Name <u>Della Pender</u> Mailing Address <u>38330 Hwy 25</u> <u>Harpersville, AL 35078</u> Date of Sale <u>September 29, 2025</u> Total Purchase Price <u>\$100,000.00</u> 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 of 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 September 23, 2025

Print Margaret Diane Buchanan

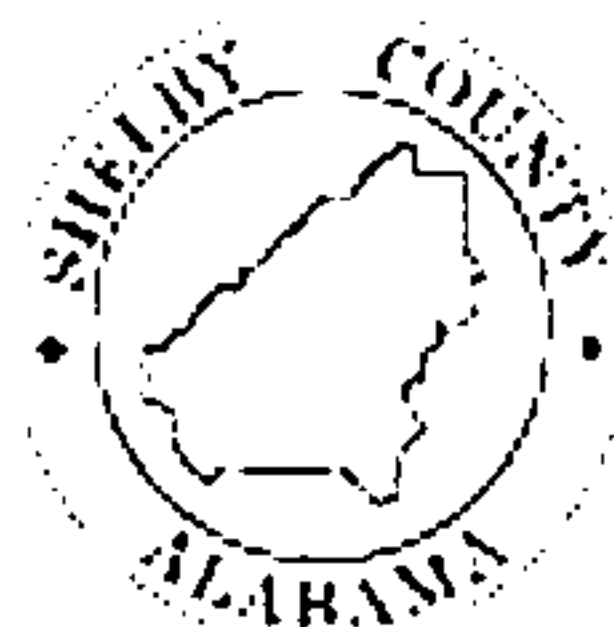
Unattested

Sign

Margaret Diane Buchanan
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2025 03:24:35 PM
\$128.00 BRITTANI
20250929000297950



Form RT-1

Ann S. Boyd