

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

STATUTORY WARRANTY DEED

(With Right of Survivorship)

THIS STATUTORY WARRANTY DEED executed and delivered as of the 3 day of October, 2025, by Candace Brantley Roberson and husband Michael Edward Roberson, (the "Grantors"), to Luis Enrique Navarro and wife Rosalia Lou Navarro (the "Grantees").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Ten and 00/100 (\$10.00) in hand paid by Grantees to Grantors and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantors, Grantors do by these presents grant, bargain, sell and convey unto Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, that certain real property situated in Shelby County, Alabama, the following described property (the "Property"):

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to all roads, alleys and ways bounding the Property.

SUBJECT TO those Permitted Exceptions enumerated in Exhibit "B" attached hereto and made a part hereof.

ALSO SUBJECT TO an easement for ingress and egress over existing concrete drive along the east boundary line reserved for the benefit of Lot 2A according to the resurvey of Lunceford's Industrial Park, as recorded in Map Book 29, Page 117.

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 their successors and assigns forever.

The Grantors hereby covenant and agree with Grantee, its successors and assigns, that the Grantor, its successors and assigns, will warrant and defend the Property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantor, but not further or otherwise.

[Signature page to follow]

IN WITNESS WHEREOF, the Grantor has caused this Statutory Warranty Deed to be executed as of the date first written above.

Candace Brantley Roberson
Candace Brantley Roberson

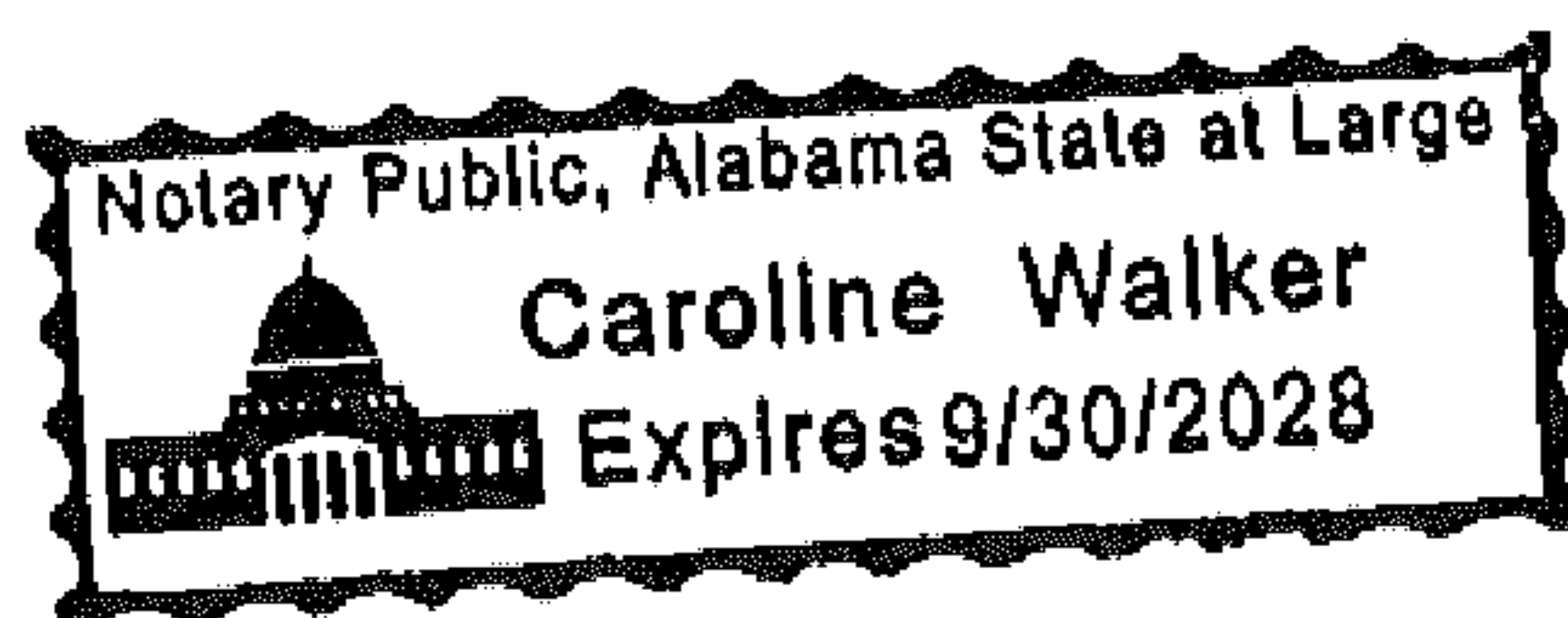
Michael E. Roberson
Michael Edward Roberson

STATE OF ALABAMA

COUNTY OF SHELBY

I, Caroline Walker, Notary Public for the State of Alabama do hereby certify that **Candace Brantley Roberson and husband Michael Edward Roberson**, whose name is signed to the foregoing instrument, and who is known by me, acknowledged before me on this day that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and office seal this the 3rd day of October, 2025.



[Signature]
Notary Public

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Pursuant to the provisions of the Code of Alabama § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Name and Mailing Address:

Candace Brantley Roberson and
Michael Edward Roberson
288 Highway 310, Calera, Alabama 35040

Grantee's Name and Mailing Address:

Luis Enrique Navarro and Rosalie Lou Navarro
983 Highway 95,
Helena, Alabama 35080

Property Address 101 Tony Holmes Drive, Pelham, Alabama 35124

Parcel ID: 13-6-13-2-002-012.000

Purchase Price: \$440,000.00. The Purchase Price can be verified by the Closing Statement.
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Exhibit A

Legal Description

Lot 1A, according to the resurvey of Lunceford's Industrial Park, as recorded in Map Book 29, Page 117, in the Probate Office of Shelby County, Alabama

Exhibit "B"

Permitted Exceptions

1. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 317, Page 489.
2. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 118, Page 581.
3. Right of way granted to Alabama Power Company as set out in instrument(s) recorded in Volume 245, Page 120.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2025 11:49:48 AM
\$471.00 PAYGE
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Allie S. Bayl