

This Instrument was Prepared by:

Send Tax Notice To: Jacob Rogers
Morgan Taylor Rogers

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-25-30789

1301 Kingsway Lane
Vestavia, AL 35243

**CORPORATION FORM 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 **Seventy Thousand Dollars and No Cents (\$70,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **21 Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jacob Rogers and Morgan Taylor Rogers**, 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;

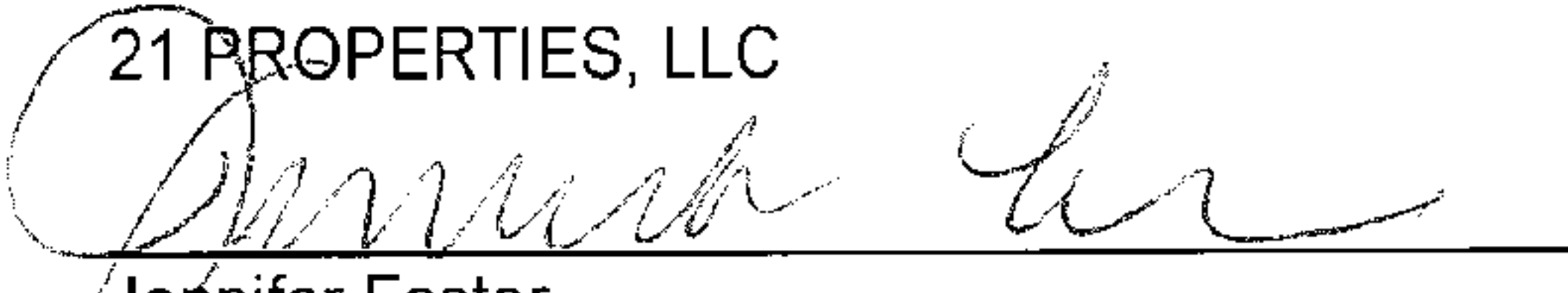
SEE EXHIBIT "A" ATTACHED HERETO

\$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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of Oct, 2025.

21 PROPERTIES, LLC

Jennifer Foster
Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Jennifer Foster as Managing Member of 21 Properties, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 10th day of Oct, 2025.


Notary Public, State of Alabama

My Commission Expires: 8-19-28

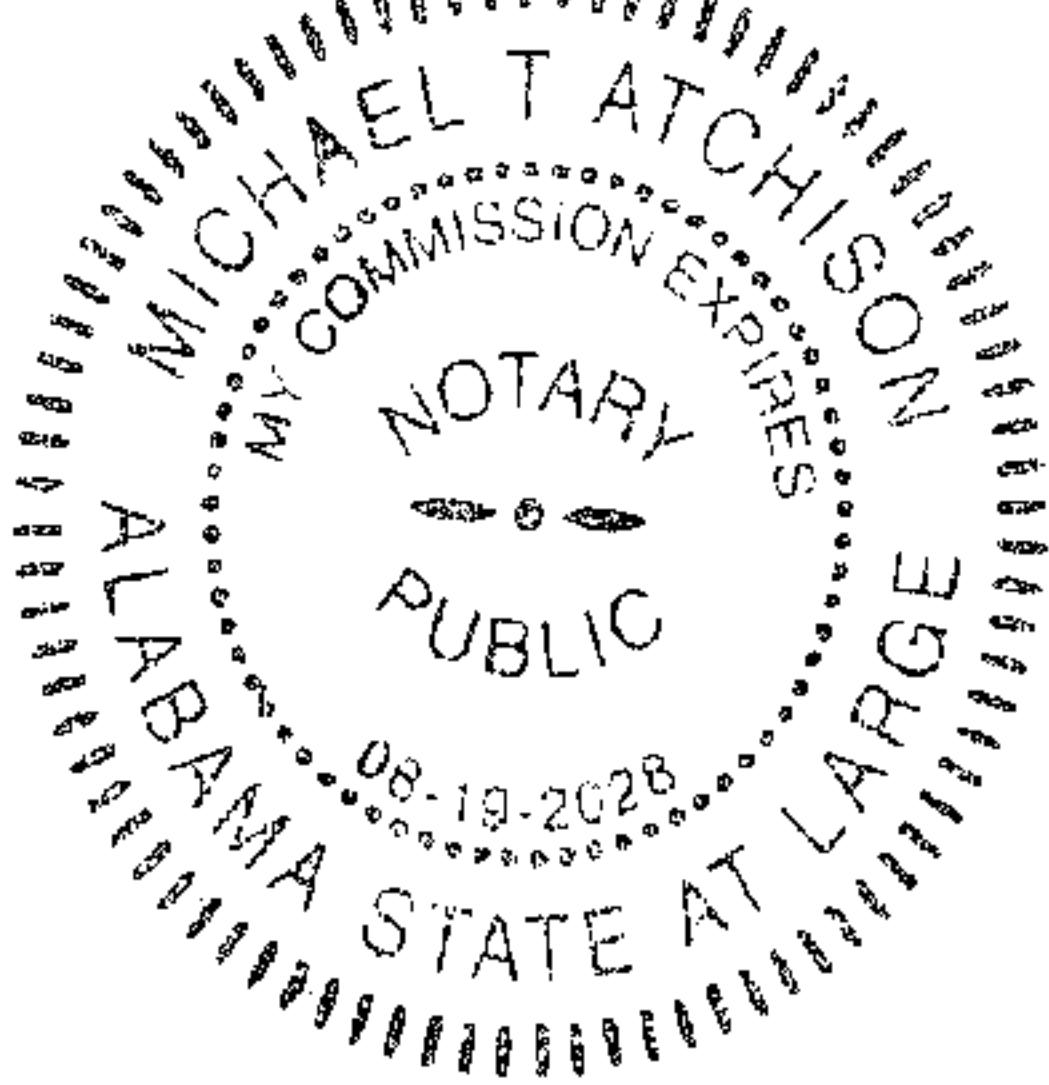


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 9, Township 20 South, Range 1 East; run South along the West boundary of said section a distance of 1289.75 feet; thence left an angle of 90 degrees 41 minutes and run a distance of 259.13 feet; thence right an angle of 85 degrees 25 minutes 30 seconds and run a distance of 388.74 feet to the point of beginning; continue a distance of 170.27 feet; thence left an angle of 65 degrees 57 minutes (deed 65 deg. 30 min.) and run a distance of 242.67 feet; thence left an angle of 105 degrees 34 minutes 13 seconds and run a distance of 197.15 feet; thence left an angle of 82 degrees 00 minutes and run a distance of 261.42 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2025 09:04:12 AM
\$98.00 BRITTANI
20251013000314270

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	21 Properties, LLC	Grantee's Name	Jacob Rogers Morgan Taylor Rogers
Mailing Address	<u>PO Box 124</u> <u>Chelsea, AL 35143</u>	Mailing Address	<u>1301 KINGSWAY LANE</u> <u>VASTAVIA, AL 35243</u>
Property Address	<u>6366 Highway 55</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>October 08, 2025</u>
		Total Purchase Price	<u>\$70,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 October 10, 2025

Print 21 Properties, LLC

Unattested

(verified by)

Sign *[Signature]*

(Grantor/Grantee/Owner/Agent) circle one