

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Barry Bryan Reed and Shannon Roberts Reed
100 Thompson Drive
Chelsea, Alabama 35043

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this October 29, 2025, That for and in consideration of **FOUR HUNDRED TEN THOUSAND AND NO/100 (\$410,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **SANDRA V. ROBERTS, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **BARRY BRYAN REED and SHANNON ROBERTS REED**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A parcel of land, lying in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

BEGIN at a 1/2" open top pipe found locally accepted to be the Southeast corner of said 1/4-1/4 section; thence South 88 degrees 01 minutes 20 seconds West along the South line of said 1/4-1/4 section for a distance of 263.59 feet to a 5/8" capped rebar stamped "CLINKSCALES" set; thence leaving said South line, North 33 degrees 30 minutes 29 seconds West for a distance of 260.11 feet to a 5/8" capped rebar stamped "CLINKSCALES" set; thence North 06 degrees 22 minutes 42 seconds West for a distance of 83.57 feet to a 5/8" capped rebar stamped "CLINKSCALES" set; thence North 33 degrees 39 minutes 55 seconds West for a distance of 131.21 feet to a 1/2" open top pipe found on the South line of Thompson Drive (40' right-of-way); thence leaving said right-of-way, North 87 degrees 51 minutes 06 seconds East for a distance of 486.82 feet to a 5/8" rebar found on the East line of said 1/4-1/4 section; thence South 00 degrees 21 minutes 10 seconds East along said East line for a distance of 418.30 feet to the POINT OF BEGINNING.

and

A 22'-wide easement for Ingress, Egress, and Utilities for joint access for Parcels 1 and 2 along an existing gravel drive, lying in the Northwest 1/4 of the Northwest 1/4 of Section 8, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 1/2" open top pipe found locally accepted to be the Southeast corner of said 1/4-1/4 section; thence South 88 degrees 01 minutes 20 seconds West along the South line of said 1/4-1/4 section for a distance of 263.59 feet to a 5/8" capped rebar stamped "CLINKSCALES" set; thence continue South 88 degrees 01 minutes 20 seconds West along said South line for a distance of 220.83 feet to an axle found;

thence leaving said South line, North 00 degrees 40 minutes 30 seconds West for a distance of 416.79 feet to a 1/2" open top pipe found on the South line of Thompson Drive (40' right-of-way) and the POINT OF BEGINNING of a 22'-wide easement, lying 11' along either side of the following described centerline: thence leaving said right-of-way, South 33 degrees 39 minutes 55 seconds East for a distance of 131.21 feet to a 5/8" capped rebar stamped "CLINKSCALES" set; thence South 06 degrees 22 minutes 42 seconds East for a distance of 83.57 feet to a 5/8" capped rebar stamped "CLINKSCALES" set at the POINT OF TERMINATION of said easement. Containing 0.11 acres (4594.95 square feet), more or less.

Subject to:

1. General and special taxes or assessments for the year 2026 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in of record.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

Sandra V. Roberts is the sole surviving grantee of that certain warranty deed with right of survivorship filed of record in Instrument #20170228000069330 on February 28, 2017 in the Probate Office of Shelby County, Alabama; the other grantee, Richard D. Roberts having died on September 30, 2022 to be with his Lord and Savior Jesus Christ; they were both legally married at the time of his death and not annulment or divorce proceedings had been commenced.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of October 29, 2025.

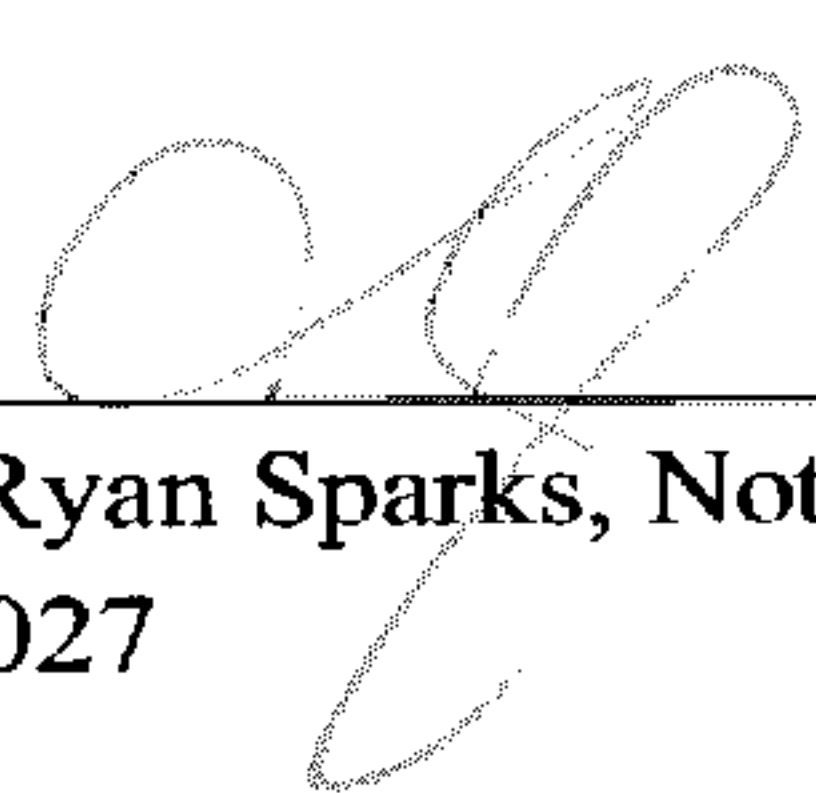
GRANTOR:


Sandra V. Roberts

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Sandra V. Roberts, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Sandra V. Roberts executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of October 29, 2025.


C. Ryan Sparks, Notary Public

My Commission Expires: December 8, 2027



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Sandra V. Roberts
 Mailing Address _____
100 Thompson Drive
Chelsea, AL 35043

Grantee's Name Barry Bryan Reed
 Mailing Address Shannon Roberts Reed
100 Thompson Drive
Chelsea, AL 35043

Property Address 100 Thompson Drive
Chelsea, AL 35043

Date of Sale 10/29/25
 Total Purchase Price \$ 410,000.00
 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 10/29/25

Print C. Ryan Sparks

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/04/2025 11:15:25 AM
 \$146.00 BRITTANI
 20251104000337780

Form RT-1

Allen S. Byrd