

Send Tax Bills To:
William J. and Kimberly R. Christenberry
2324 Sun Valley Road
Harpersville, AL 35078

This Instrument Prepared by:
Neil E. Senkbeil, Esq.
Deep South Title, LLC
4000 Eagle Point Corporate Drive
Birmingham, AL 35242

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which, whereof is acknowledged, the undersigned, **TRISTEN GAGE JENKINS**, a single man ("Grantor") does hereby grant, bargain, sell and convey unto **WILLIAM J. CHRISTENBERRY AND KIMBERLY R. CHRISTENBERRY** ("Grantees") as joint tenants, 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, and to the heirs and assigns of the survivor, the following described real estate, together with any and all buildings, improvements, fixtures, and appurtenances, thereon or pertaining thereto:

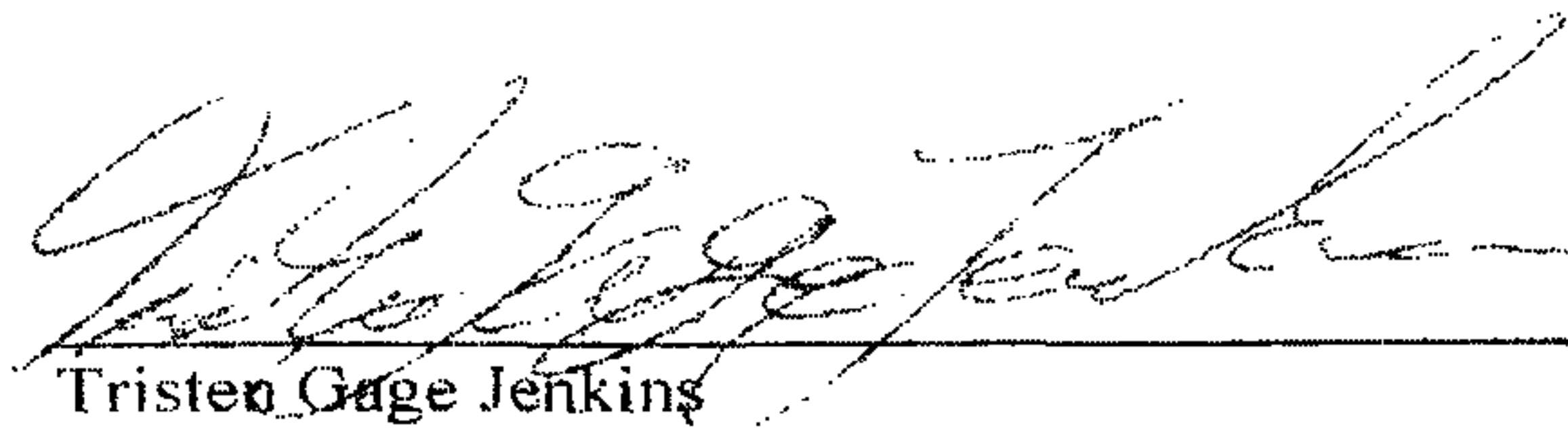
Commence at the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 3 Township 20 South Range 2 East. Thence run N 00°37'E along said ¼ - ¼ section line for 111.5 feet, thence run N 77°46'E for 612.0 feet to the point of beginning thence continue along last said course for 352.6 feet to point on the Westerly Right of Way of Shelby County Highway #79, thence run N 28°20'W along said road right of way line for 353.3 feet, thence run S 24°43'W for 425.9 feet to the point of beginning, Containing 1.37 acres.

Subject to current taxes and all covenants, conditions, restrictions, easements and mortgages of record.

TO HAVE AND TO HOLD 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, and to the heirs and assigns of the survivor. And Grantor does for himself and for the heirs, executors, administrators, successors and assigns of Grantor, covenant with the said Grantees, their heirs, executors, administrators, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and the heirs, executors, administrators, successors and assigns of Grantor shall warrant and defend the same to the said Grantees, their heirs, executors, administrators, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of this 15th day of October, 2025.

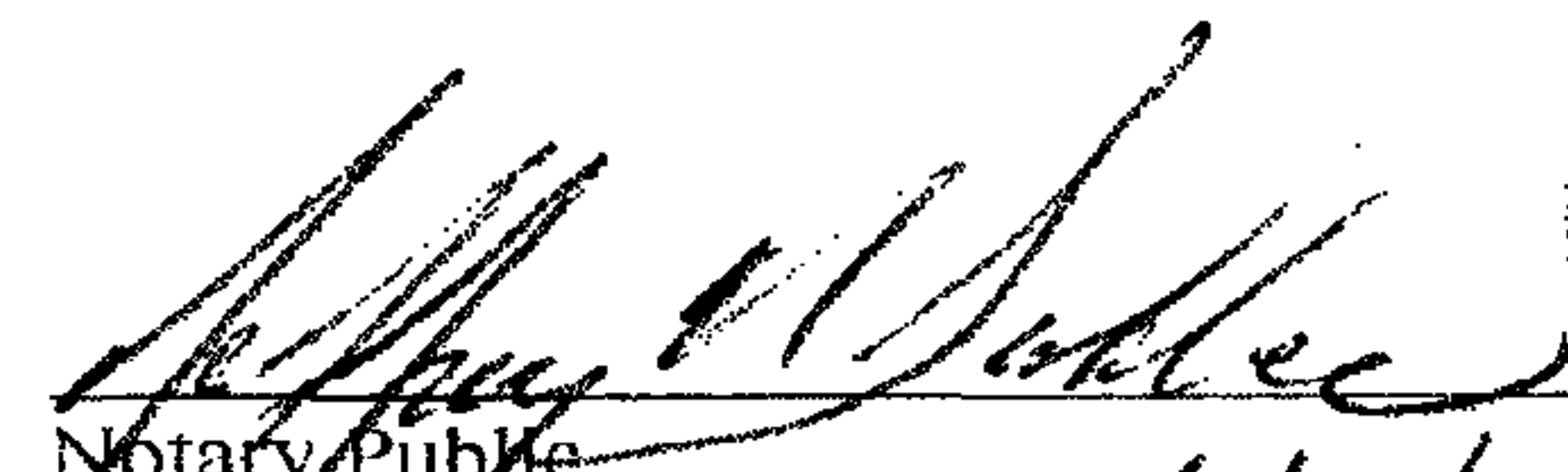
"GRANTOR:"

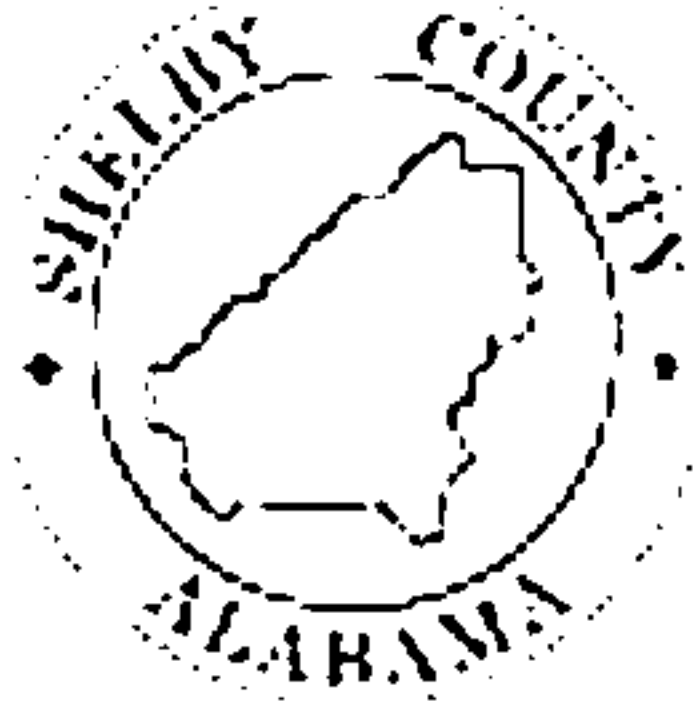

Tristen Gage Jenkins [SEAL.]

STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Tristen Gage Jenkins**, a single man, whose name is signed to the foregoing instrument, and who is known to 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 official seal this 15th day of October, 2025.


Notary Public
My Commission Expires: 6/2/2029



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/10/2025 02:26:57 PM
 \$178.00 KELSEY
 20251110000345570

Allen S. Beyle

Real Estate Sales Validation Form

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

Grantor's Name Tristen Gage Jenkins
 Mailing Address 2273 Sun Valley Road
 Harpersville, AL 35078

Grantee's Name William J. Christenberry
 Mailing Address Kimberly R. Christenberry
 2324 Sun Valley Road
 Harpersville, AL 35078

Property Address 2273 Sun Valley Road
 Harpersville, AL 35078

Date of Sale October 15, 2025

Total Purchase Price \$ 150,000.00

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ 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 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 10/15/2025

Print Jeffrey N. Senkler I

Sign

Jeffrey N. Senkler I

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1