

This instrument was prepared by:

A. Eric Johnston, Attorney
1200 Corporate Drive, Suite 107
Birmingham, Alabama 35242

SEND TAX NOTICE TO:

Cynthia T. Church
PO Box 1947
Pelham, AL 35124

WARRANTY DEED

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

3

That in consideration of \$1.00 and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Cynthia T. Church and Ellis H. Till, III as Trustees of the Ellis H. Till, Jr. Revocable Trust dated July 9, 1991**, (herein referred to as grantors), grant, bargain, sell, alien, confirm and convey in fee simple, together with every contingent remainder and right of reversion, unto **Cynthia T. Church for a 33.34% interest, Sandra C. Baggett for a 33.33% interest and Ellis H. Till, III for a 33.33% interest**. (herein referred to as grantees), the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: unpaid taxes, easements, rights of way, mineral or mining rights, and other proper encumbrances of record.

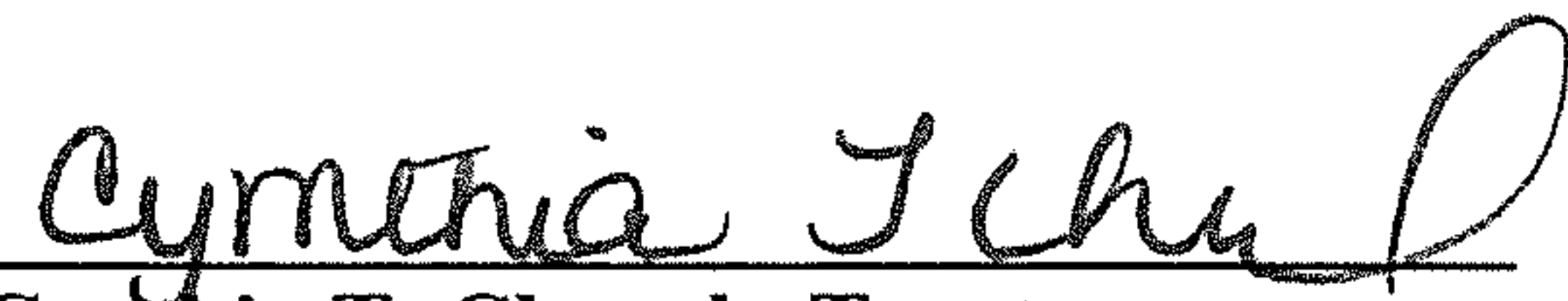
This is not the Homestead of Grantor.

NO TITLE OPINION GIVEN

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 10th day of November, 2025.


Cynthia T. Church, Trustee

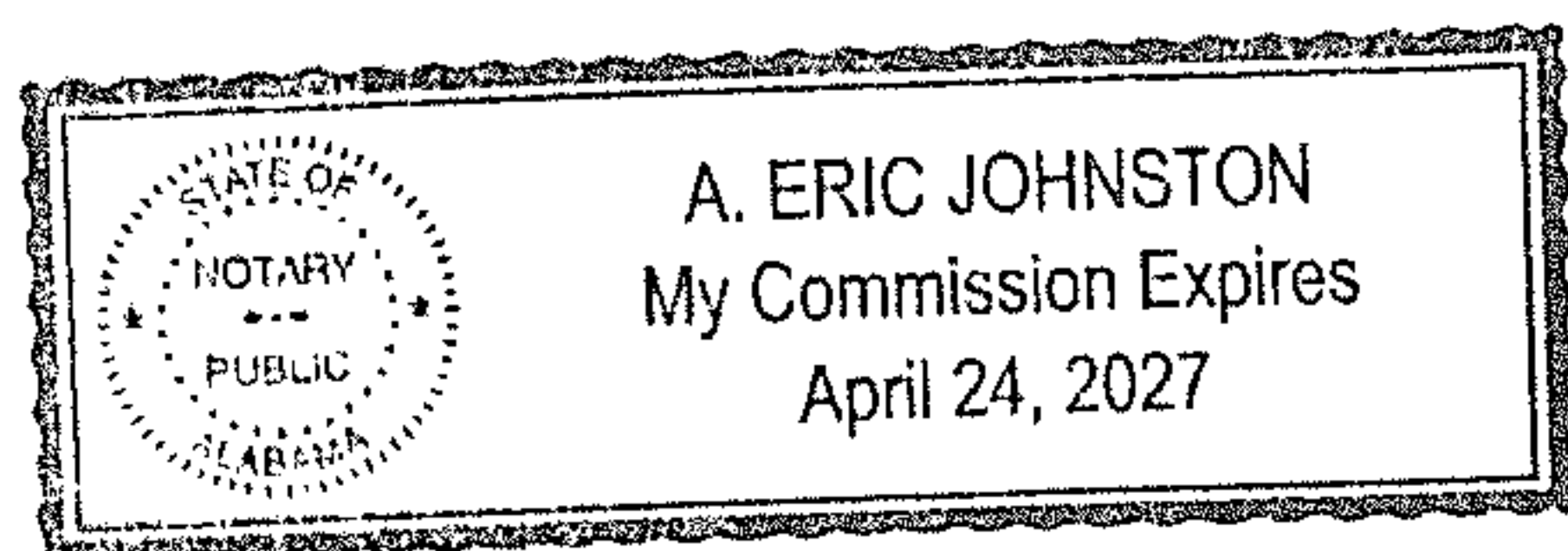

Ellis H. Till, III, Trustee

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Cynthis T. Church, Trustee with Authority**, whose name 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 conveyance they executed the same voluntarily on the day the same bears date.

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



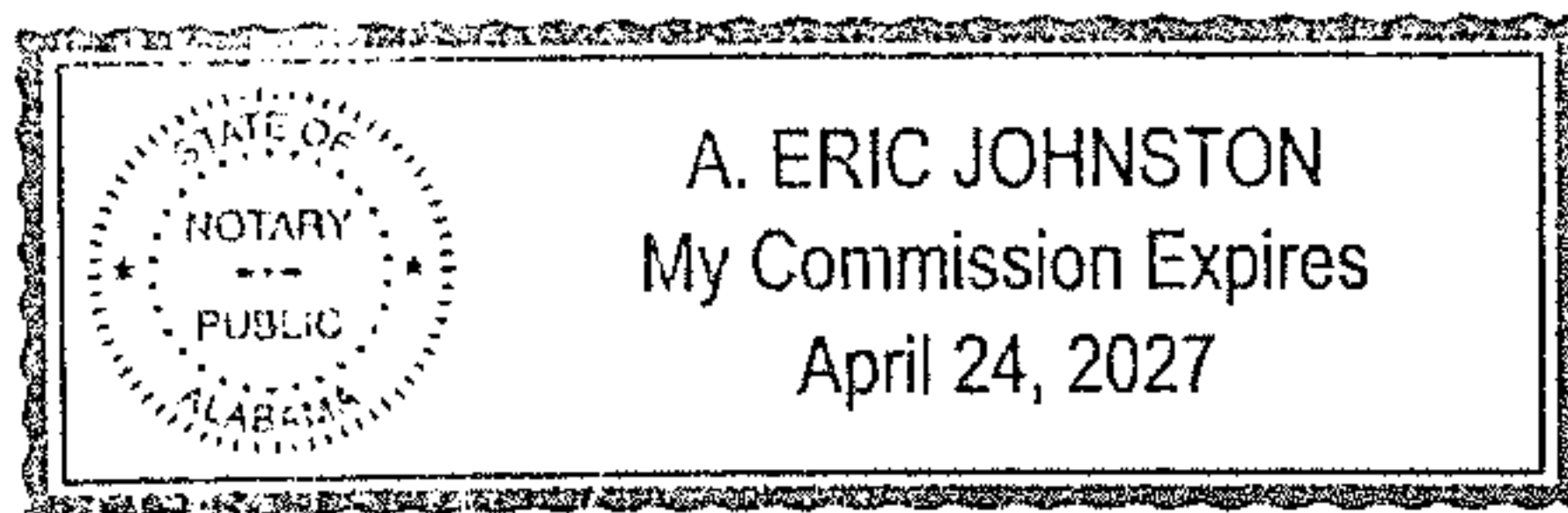

A. Eric Johnston
My Commission Expires: 04-24-2027

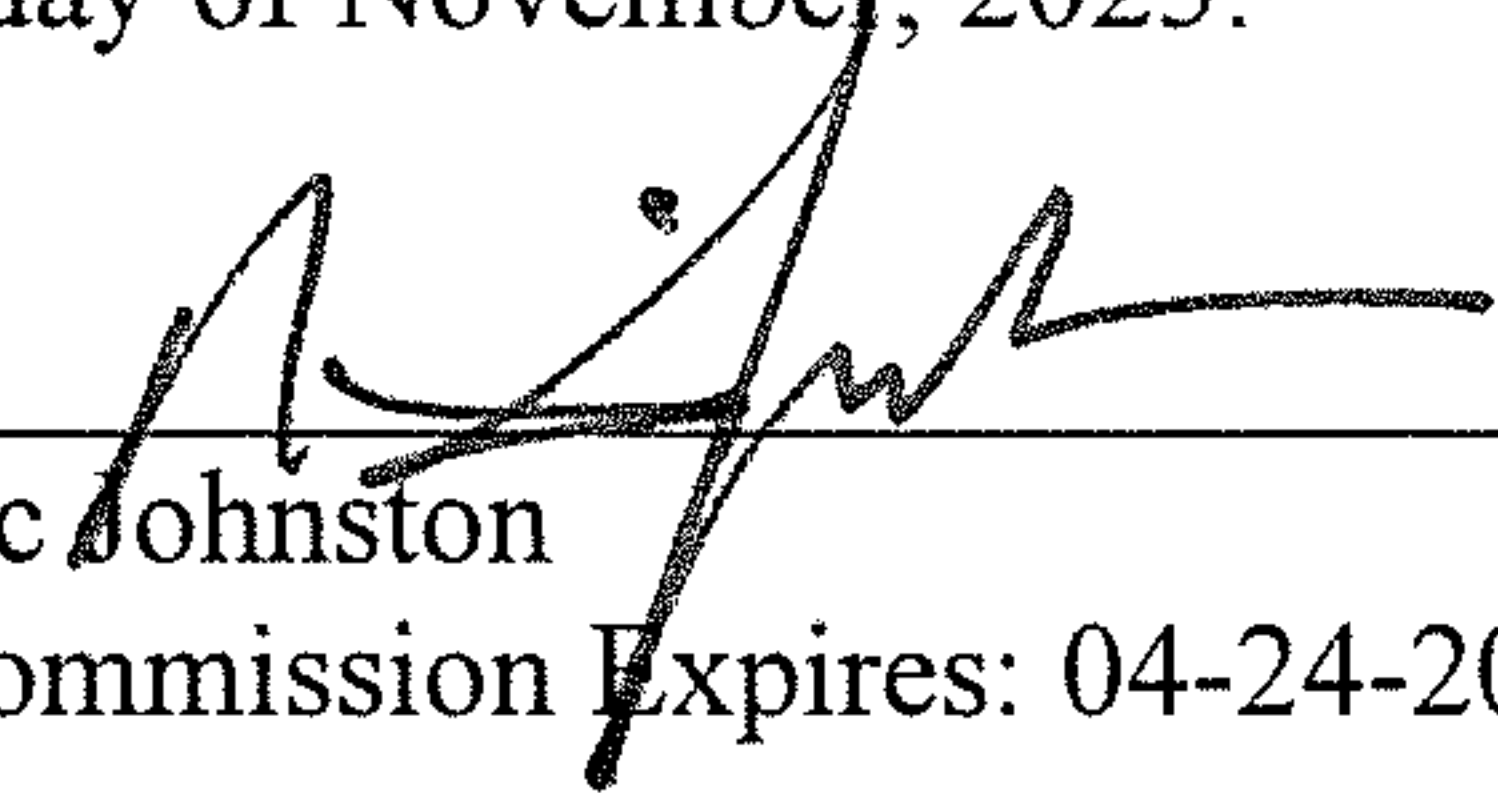
STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **Ellis H. Till, III, Trustee with Authority**, whose name 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 conveyance they executed the same voluntarily on the day the same bears date.

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





A. Eric Johnston
My Commission Expires: 04-24-2027

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE SOUTH 89°52'22" WEST ALONG THE NORTH LINE OF SAID SECTION 12 A DISTANCE OF 65.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 630.23 FEET; THENCE SOUTH 25°34'20" WEST A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°58'34" WEST A DISTANCE OF 166.40 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 31 (200 FOOT RIGHT OF WAY); THENCE SOUTH 24°45'18" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET; THENCE SOUTH 65°14'42" EAST AND LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 250.00 FEET; THENCE SOUTH 26°42'51" EAST, A DISTANCE OF 430.29 FEET; THENCE NORTH 35°00'05" EAST A DISTANCE OF 281.72 FEET; THENCE NORTH 32°22'26" EAST A DISTANCE OF 679.65 FEET TO THE POINT OF BEGINNING.

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

Grantor's Name Cynthia Church & Ellois Till, II
 Mailing Address Trustees of the Ellis H Till, Jr. Revocable Trust
P.O. Box 1947
Pelham, AL 35124

Grantee's Name Cynthia Church, Sandra Baggett & Ellis Till, III
 Mailing Address P.O. Box 1947
Pelham, AL 35124

Property Address 2685 Pelham Parkway
Pelham, Alabama 35124

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 2,011,00

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 Tax Assessor
☐ 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 11.10.25

Print A. Eric Johnston

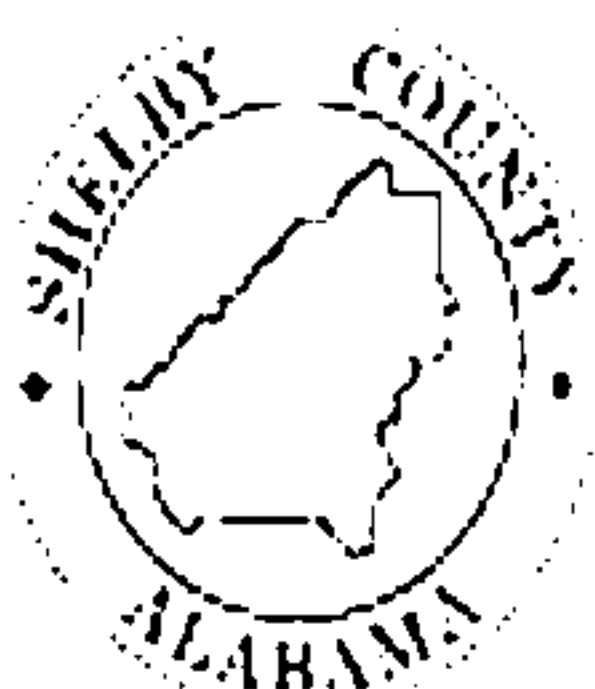
Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk (verified by)
 Shelby County, AL
 11/12/2025 09:38:25 AM
 \$2047.00 JOANN
 20251112000346750

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Alicia S. Boyd