This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: MV-25-30856

Send Tax Notice To: Mark Veal Lauren Veal

1837 Portobello Rd Birmingham, Al 35242

## 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 One Hundred Forty Eight Thousand Dollars and No Cents (\$148,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, Jebeles 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 Mark Veal and Lauren Veal, 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

\$111,000.00 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 18%VW

JEBELES PROPERTIES, LLC

Henry J/Jebeles Managin Member

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State of Alabama

County of Shelby

a Notary Public in and for said County in said State, hereby certify that Henry J. Jebeles as Managing Member of Jebeles 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  $I \mathcal{L} \mathcal{L}$  day of \_\_\_

Notary Public, State of Alabama

My Commission Expires:

## EXHIBIT "A" LEGAL DESCRIPTION

All that part of the East Half of the Southeast Quarter of the Northeast Quarter of Section 11, Township 19 South, Range 1 West, lying on the Northwest side of Bear Creek Public Road. Situated in Shelby County, Alabama.

## LESS AND EXCEPT:

Commence at the NE corner of SE 1/4 of NE 1/4, run West along 1/4-1/4 line a distance of 324 feet to the point of beginning; thence continue along 1/4-1/4 line a distance of 122 feet to a point; thence turn and run South 10 degrees West a distance of 118 feet to a point 40 feet from center of graded road; run thence 47 degrees northeasterly along said right of way 185 feet to the point of beginning, a point 40 feet North of center line of road on the 1/4-1/4 line,a plot of land in a triangular shape all situated in the East 1/2 of SE 1/4 of NE 1/4 of Section 11, Township 19 South, Range 1 West, Shelby County, Alabama.

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## Real Estate Sales Validation Form

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

Grantor's Name	Jebeles Properties, LLC	Grantee's Name	Mark Veal Lauren Veal
Mailing Address	225 Lob/6/1/4n Columbiane, AL 3505/	Mailing Address	1037 Portobello Rd 13. rmingham, An 35242
Property Address	4343 Bear Creek Rd. Westover, AL 35147	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value	November 18, 2025 \$148,000.00
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 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 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 <u>Code of Alabama 1975</u> § 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 November 17	<u>, 2025</u>	Print Jebeles Prope	rties, LLC
Unattested		Sign /	One of the property of the pro
	Official Public Record  Judge of Probate, Shel  Clerk	<b>1</b> /	Grantee/Owner/Agent) circle one  nty  Form RT-1

Shelby County, AL

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