

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

1057 Portabella 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 18th day of Nov, 2025.

JEBELES PROPERTIES, LLC

Henry J Jebeles  
Managin Member

State of Alabama

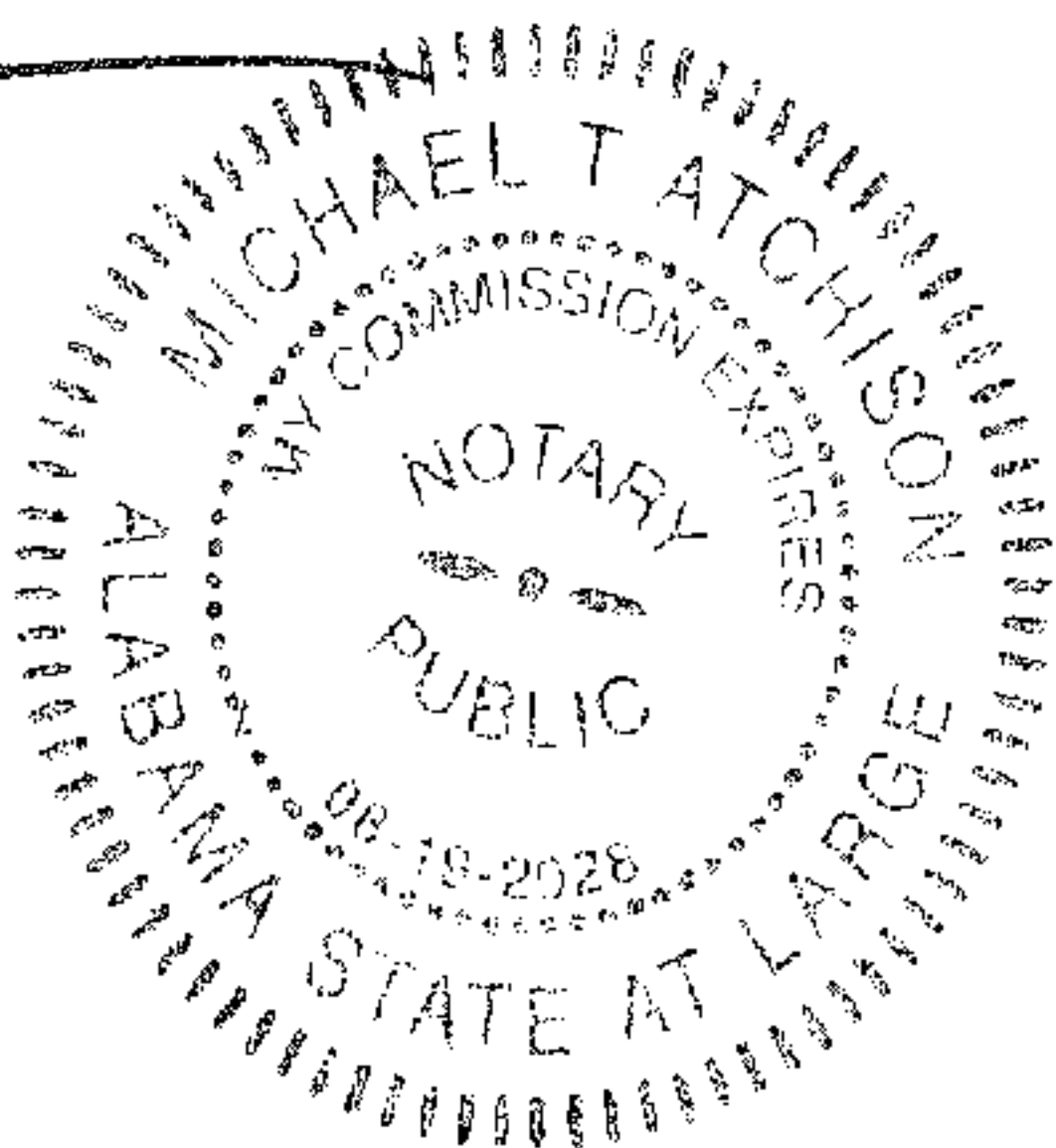
County of Shelby

I, Michael T. Atchison, 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 18th day of Nov, 2025.

Notary Public, State of Alabama

My Commission Expires: 8-19-28



**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.

