

Prepared By:

Edward S. Reisinger
Kudulis, Reisinger, and Price
2000 SouthBridge Parkway, Suite 415
Birmingham, Alabama 35209

After recording, return to:

Shafritz & Dean, LLC
5825 Glenridge Drive
Building 2, Suite 102
Atlanta, GA 30328

Property Address:

167 Highway 200
Montevallo AL 35115

Grantee's Address:

167 Highway 200
Montevallo AL 35115

WARRANTY DEED, JOINTLY FOR LIFE, WITH REMAINDER TO SURVIVOR

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid to **Shannon Allen Wilson, a married man** (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by **Shannon Allen Wilson, a married man, and Tammy Wilson, a married woman**, (hereinafter referred to as "Grantee(s)"), does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee(s), for and during their joint lives, and upon the death of either of them, then to the survivor, in fee simple absolute and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:
All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows:

Parcel 1: A part of Section 11, Township 24 North, Range 12 East, described as follows: Beginning at the Northwest corner of the Southeast 1/4 of the Northeast 1/4, Section 11, Township 24 North, Range 12 East, and run South along the

West boundary line of said 1/4-1/4 section a distance of 158 feet to a point; run thence East parallel to the North boundary

line of said 1/4-1/4 a distance of 273 feet to a point; run thence North parallel to the West boundary line of said 1/4-1/4

Section a distance of 158 feet to the North boundary line of said 1/4-1/4 section; run thence West along the North boundary line of said 1/4-1/4 section a distance of 273 feet to the point of beginning.

Parcel 2: Also a parcel of land described as follows: From the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 11, Township 24 North, Range 12 East; thence run Southerly along the West line of said 1/4-1/4 section for a distance of 158 feet to the point of beginning; thence continue along the same course South for a distance of 52.0 feet to the Northwest corner of the Watts Property; thence turn left and angle for 84 degrees 34 minutes running Easterly along the North line of said Watts Property for a distance of 334.02 feet; thence turn left and angle of 95 degrees 26 minutes running Northerly for a distance of 52.0 feet; thence turn left and angle of 84 degrees 34 minutes running Westerly for a distance of 334.02 feet to point of beginning; being located in the Southeast 1/4 of the Northeast 1/4 of said Section 11.

Also easement for ingress and egress described as follows: A part of Section 11, Township 24 North, Range 12 East, described as follows: Begin at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 11; thence run South along the West line of said 1/4-1/4 section for a distance of 98.34 feet to the point of beginning; thence continue on last stated course a distance of 25.32 feet; thence turn right an angle of 127 degrees 52 minutes 05 seconds for a distance of 87.84 feet (plus or minus) to the center line of existing County Road (County Highway Number 200); thence turn right 50 degrees 34 minutes 21 seconds for a distance of 25.88 feet; thence turn right 129 degrees 25 minutes 39 seconds for a distance of 88.73 feet (plus or minus) to point of beginning.

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING: All easements, covenants, restrictions and rights of way set forth in Deed Book ____ page ____.

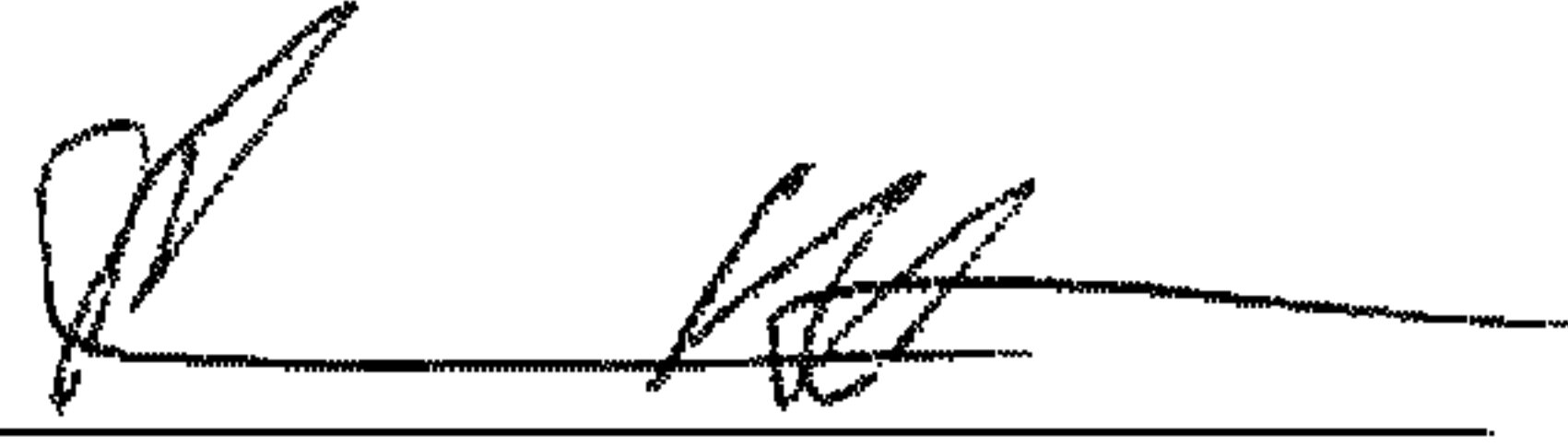
Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto said Grantee(s), and the heirs and assigns of said Grantee(s), in fee simple, forever.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantee(s), for the Grantor(s), and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 14 day of November, 2025.



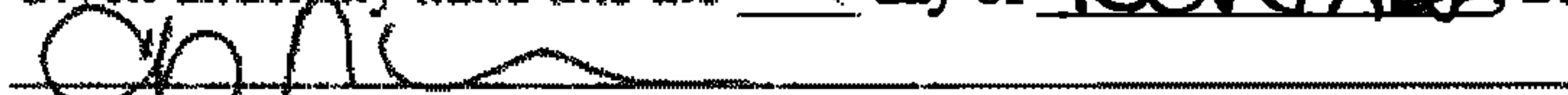
Shannon Allen Wilson

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned authority, in and for said County and State, hereby certifies that Shannon Allen Wilson whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, who being first duly sworn on oath, acknowledged before me on this day, that being informed of the contents of said conveyance executed the same voluntarily on the day the same bears date.

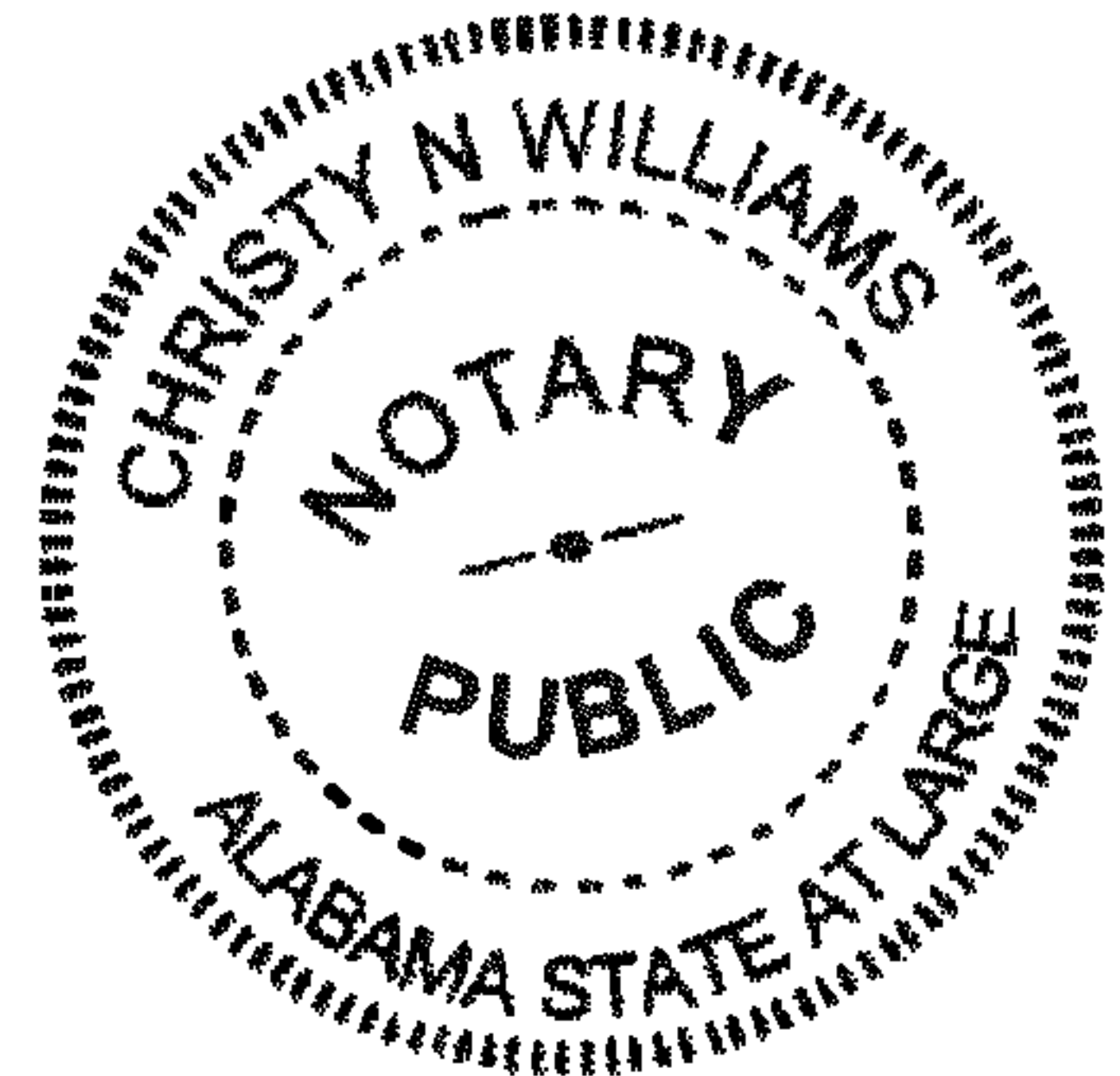
Given under my hand this the 14 day of November 2025



Notary Public

Print name: Christy N. Williams

exp: 11/15/29



Real Estate Sales Validation Form

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

Grantor's Name Shannon Allen Wilson
Mailing Address 167 Hwy 200Grantee's Name Shannon Allen Wilson & Tamy Wilson
Mailing Address 167 Hwy 200Montevallo AL 35115Montevallo AL 35115Property Address 167 Hwy 200
Montevallo AL 35115Date of Sale 11-14-25
Total Purchase Price \$or
Actual Value \$or
Assessor's Market Value \$ 205,000

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 11-14-25Print Eric DeanUnattested Eric DeanSign Eric Dean

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/20/2025 03:26:11 PM
 \$236.00 KELSEY
 20251120000357110

Allen S. Boyd