

PREPARED BY:  
Trussell, Funderburg, Rea,  
Bell & Furgerson, P.C.  
1905 First Avenue South  
Pell City, Alabama 35125

SEND TAX NOTICE TO:  
Nancy Beggs & Edwin Castile  
732 River Bend Circle  
Talladega, AL 35160

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**WARRANTY DEED JOINT SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten dollars and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Nancy Lynn Beggs**, a married woman (herein referred to as Grantor), grant, bargain, sell and convey unto **Nancy Lynn Beggs and Edwin B. Castile** (herein referred to as 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, the following described real estate situated in Shelby County, Alabama, to-wit:

**Tract No. 2 according to the Survey of W. M. Varnen, Registered Land Surveyor 9324, dated April 26, 1985; Begin at the NW corner of the NE 1/4 of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; thence southerly along the west line of said 1/4 Section 1226.41 feet, more or less, to the centerline of Southern Railway right of way; thence left 100 deg. 30 min. in a northeasterly direction along said centerline 700.00 feet to the point of beginning; thence continue Northeasterly along said centerline 641.63 feet; thence left 80 deg. 00 min. in a northwesterly direction 398.00. feet; thence right 81 deg. 00 min. in a northeasterly direction 375.00 feet to the west right of way of a public road; thence 79 deg. 35 min. left in a northwesterly direction along said right of way 225.00 feet, more or less, to a point that is 25.00 feet South of the North line of said 1/4 Section; thence West along a line that is 25.00 feet South and parallel to said North line 720.00 feet; thence Southerly and parallel to said West line 878.05 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.**

**Property herein described does not constitute any portion of the homestead of the grantor herein.**

**SUBJECT TO:**

1. Taxes due and payable October 1, 2026, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Any and all matters of record in the Office of the Judge of Probate of Shelby County, Alabama, including, but not limited to, easements (including easements for public utilities,

electrical, gas, water, telephone, and sewerage), agreements, restrictions, rights of way, covenants running with the land, and any other matters of record.

5. Distribution of facilities easement granted to Alabama Power Company as recorded in Instrument #20191101000404350 in the Office of the Judge of Probate of Shelby County, Alabama.

6. Existing right of way of Hwy 83 and Prairie Rose Lane.

7. Existing rights of the railroad running along the South property line.

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 in fee simple, and to the heirs and assign of such survivor forever, together with every contingent remainder and right of reversion. And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my 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, I have hereunto set my hand and seal, this the 18<sup>th</sup> day of November, 2025.

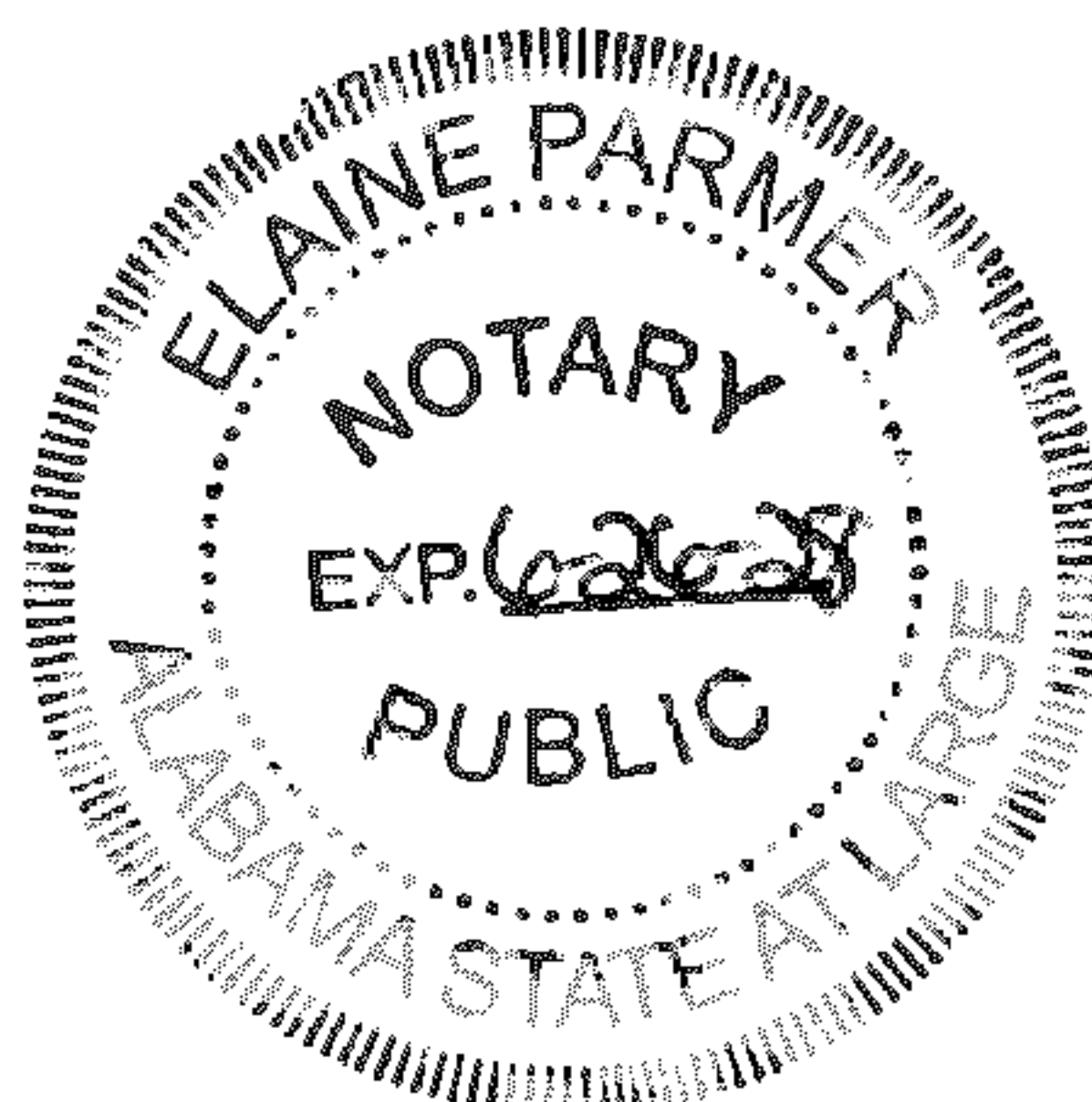
  
NANCY LYNN BEGGS  
GRANTOR

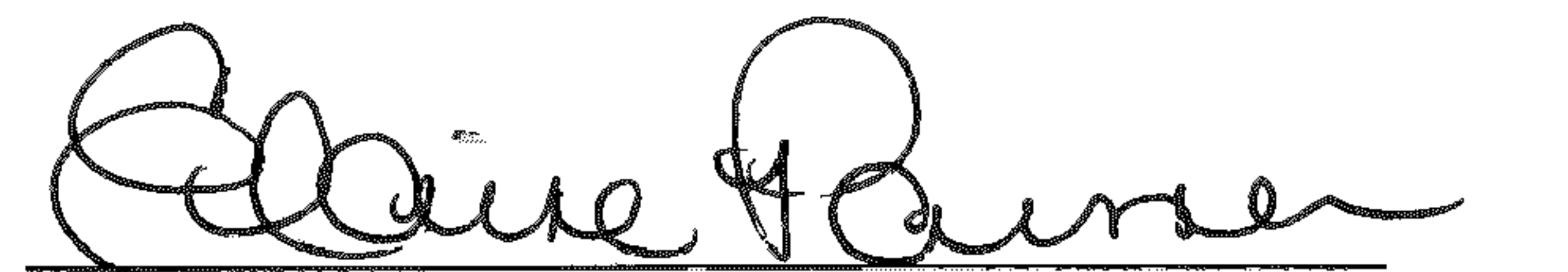
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Nancy Lynn Beggs whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 18<sup>th</sup> day of November, 2025.



  
NOTARY PUBLIC  
My Commission Expires: 6-26-28

File #: 25-388C



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>Nancy Lynn Beggs</u>	Grantee's Name	<u>Nancy Lynn Beggs &amp; Edwin B. Castile</u>
Mailing Address	<u>732 River Bend Circle</u> <u>Talladega, AL 35160</u>	Mailing Address	<u>732 River Bend Circle</u> <u>Talladega, AL 35160</u>
Property Address	<u>285 Hwy 83</u> <u>Harpersville, AL 35078</u>	Date of Sale	_____
		Total Purchase Price \$	_____
		Or	
		Actual Value \$	_____
		Or	
		Assessor's Market Value \$	<u>\$88,700.00</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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).

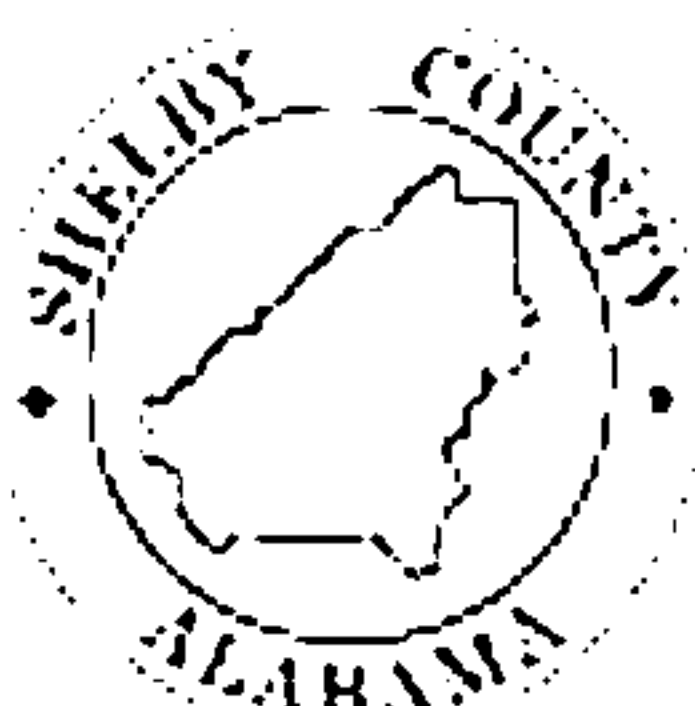
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/18/2025

Print Nancy Lynn Beggs

\_\_\_\_\_  
Unattested  
(verified by)

Sign Nancy Lynn Beggs  
(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  
11/25/2025 03:29:53 PM  
\$117.00 BRITTANI  
20251125000362780

Allen S. Bayl