

SEND TAX NOTICE TO:

Cheryl Alford
1267 Egg and Butter Road
Columbiana, AL 35051

THIS INSTRUMENT WAS PREPARED BY

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection and for the purpose of establishing joint survivorship to the undersigned Grantors in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we, **Cheryl Alford**, a single woman, and **Mario A. Youngblood**, a single man (herein referred to as Grantors), do grant, bargain, sell, and convey unto **Cheryl Alford**, **Mario A. Youngblood**, and **Cedrick Tyrone Youngblood** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Begin at the Southwest corner of the SW ¼ of SW ¼ of Section 36, Township 21 South, Range 1 West, and run along said forty acre line North 2 deg. 30 min. West 457.4 feet to point of beginning; thence South 84 deg. 15 min. West 665 feet; thence North 13 deg. 15 min. West 66 feet; thence East and parallel with the North line of said forty acres 665 feet, more or less, to the West line of said SW ¼ of SW ¼ of said Section 36; thence South along the West line of said forty acres 66 feet to the point of beginning; being situated in the SE ¼ of SE ¼ of Section 35, Township 21, Range 1 West.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 21 day of November, 2025.

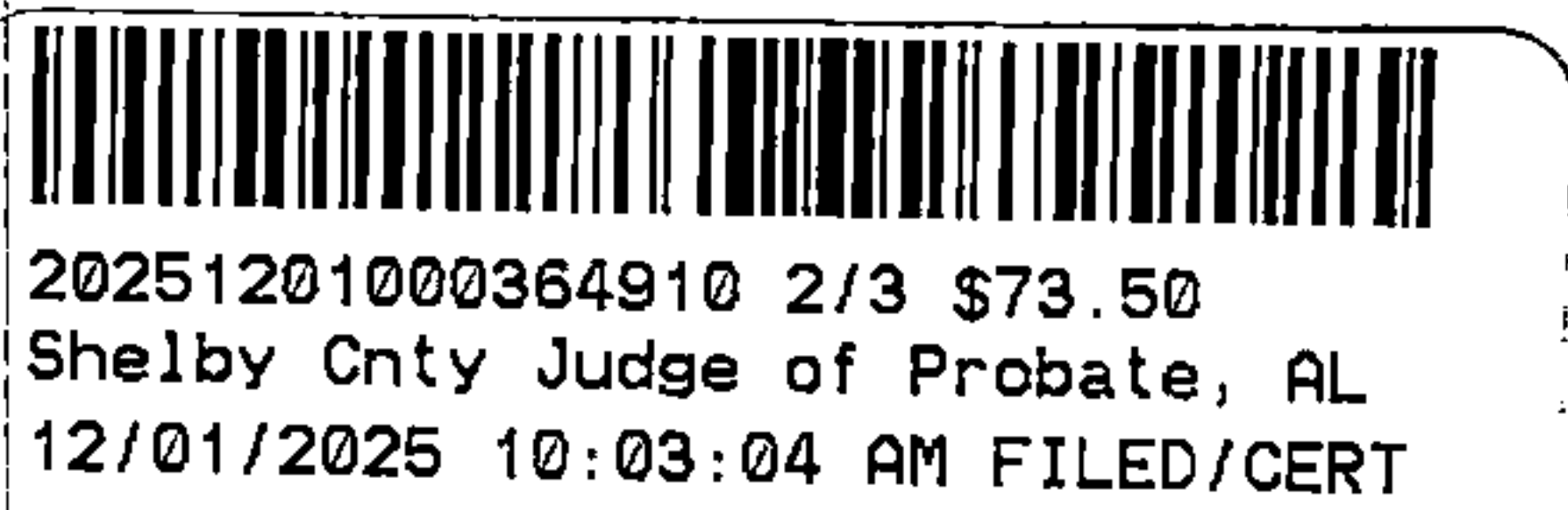
Cheryl Alford (SEAL)
Cheryl Alford

Mario A. Youngblood (SEAL)
Mario A. Youngblood

(acknowledgments on following page)

Shelby County, AL 12/01/2025
State of Alabama
Deed Tax: \$45.50

STATE OF ALABAMA
SHELBY COUNTY

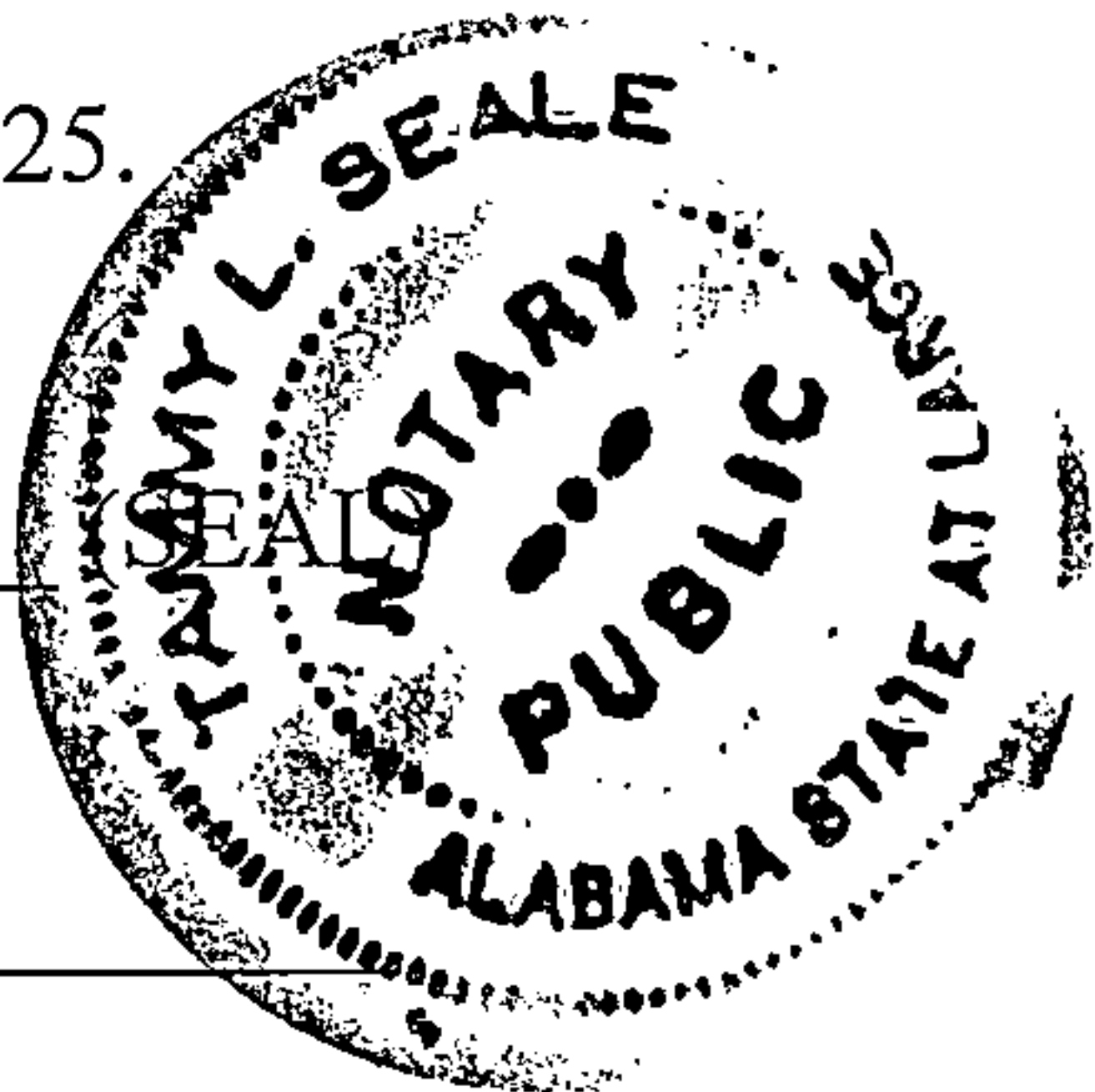


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Cheryl Alford**, a single woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, 2025.

Tammy L. Seale
Notary Public

My Commission Expires: 7/12/2027



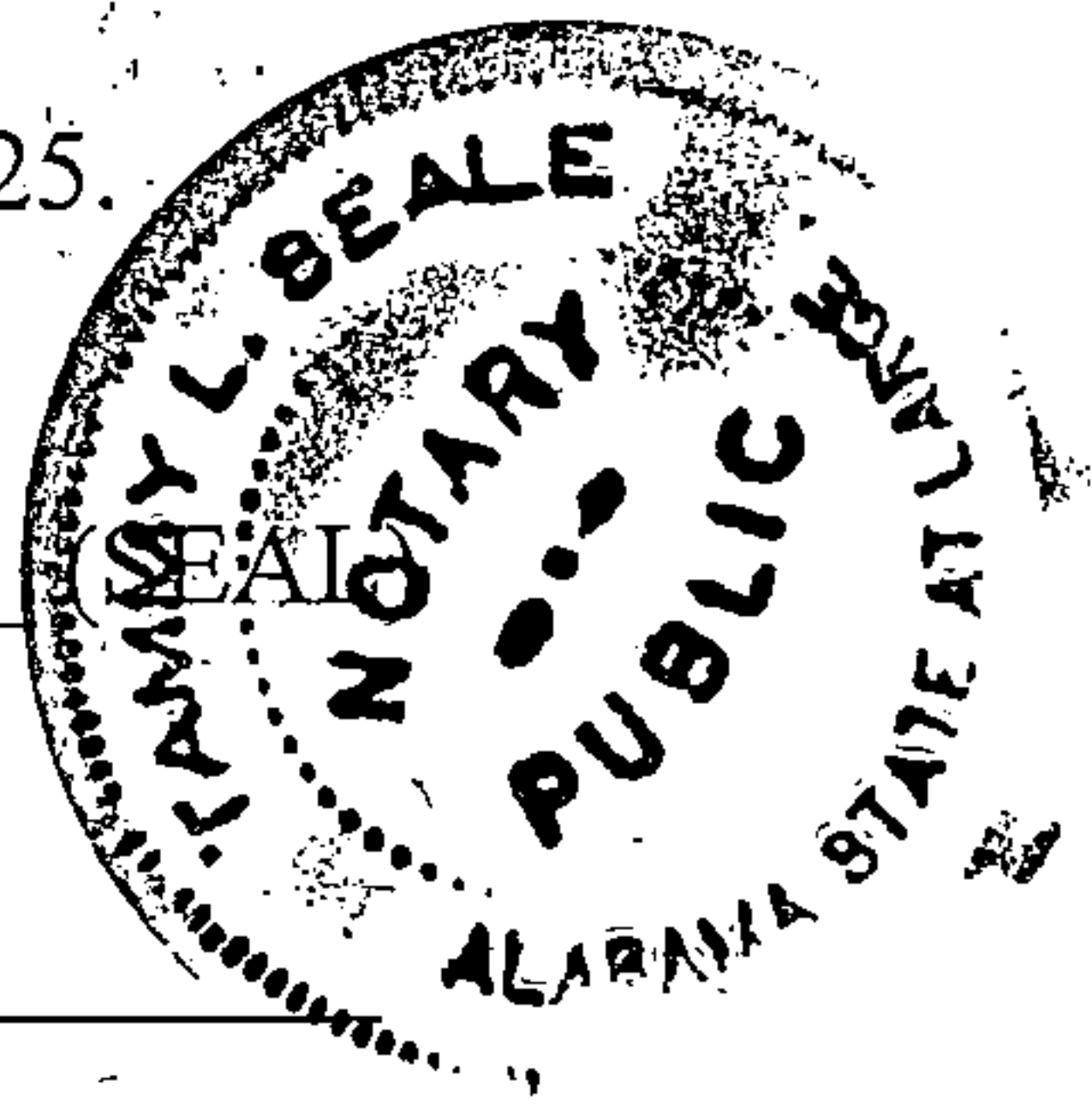
STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Mario A. Youngblood**, a single man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of November, 2025.

Tammy L. Seale
Notary Public

My Commission Expires: 7/12/2027



Real Estate Sales Validation Form

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

Grantor's Name Cheryl Alford Mailing Address P.O. Box 311
Columbiana AL 35051

Grantee's Name Cedrick Tyrone Youngblood Mailing Address P.O. Box 311
Columbiana AL 35051

Property Address 1267 Egg + Butter Rd Date of Sale _____
Columbiana AL 35051 Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 137,460 $\frac{1}{3} = 45,817$

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
☐ 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 _____

Print Cheryl Alford

Unattested

(verified by)

Sign Cheryl Alford
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1