

Grantor: Robert H. Lewis 1665 Lewis Road Chelsea, AL 35043 Grantee: Jennifer Lewis Justiss 1195 Lewis Road Chelsea, AL 35043 Ivey Lewis Young 2060 Lewis Road Chelsea, AL 35043	Property Address: See attached Exhibit "A" Date of Sale: <u>December 4</u> , 2025 Total Assessed Value: \$14,000.00 (1 % share of TAV) Verification: See tax records
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THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
DOMINICK FELD HYDE, P.C.
1130 22nd Street South, Ridge Park, Ste 4000
Birmingham, Alabama 35205

SEND TAX NOTICE TO:
Jennifer Lewis Justiss
1195 Lewis Road
Chelsea, AL 35043

Ivey Lewis Young
2060 Lewis Road
Chelsea, AL 35043

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and NO/100 (\$10.00) DOLLARS to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is acknowledged, Robert H. Lewis, a married man (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey his 1 % interest unto Jennifer Lewis Justiss (1/2 % interest) and Ivey Lewis Young (1/2 % interest) (herein referred to as GRANTEES), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 2025, which constitutes a lien, but are not yet due and payable until October 1, 2026.

2. All easements, restrictions, set-back lines, rights of way, limitations and covenants of record and not of record, if any.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A SURVEY OR TITLE SEARCH.

TO HAVE AND TO HOLD, unto the said GRANTEES, their heirs and assigns, forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his signature and seal, this the 4th day of December, 2025.

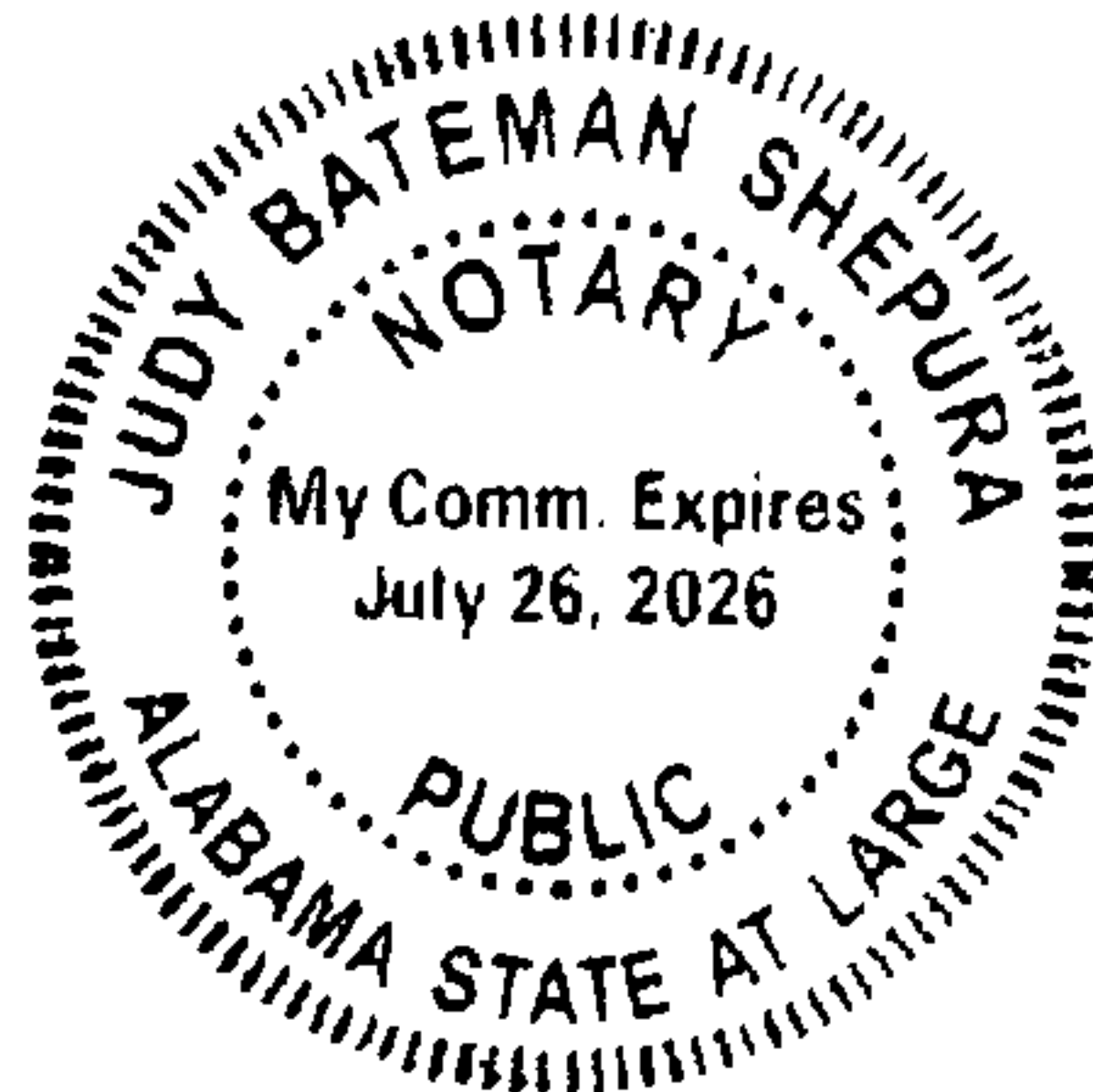
SEE ATTACHED SIGNATURE PAGE

Robert H. Lewis
Robert H. Lewis

STATE OF ALABAMA)
SHELBY COUNTY)

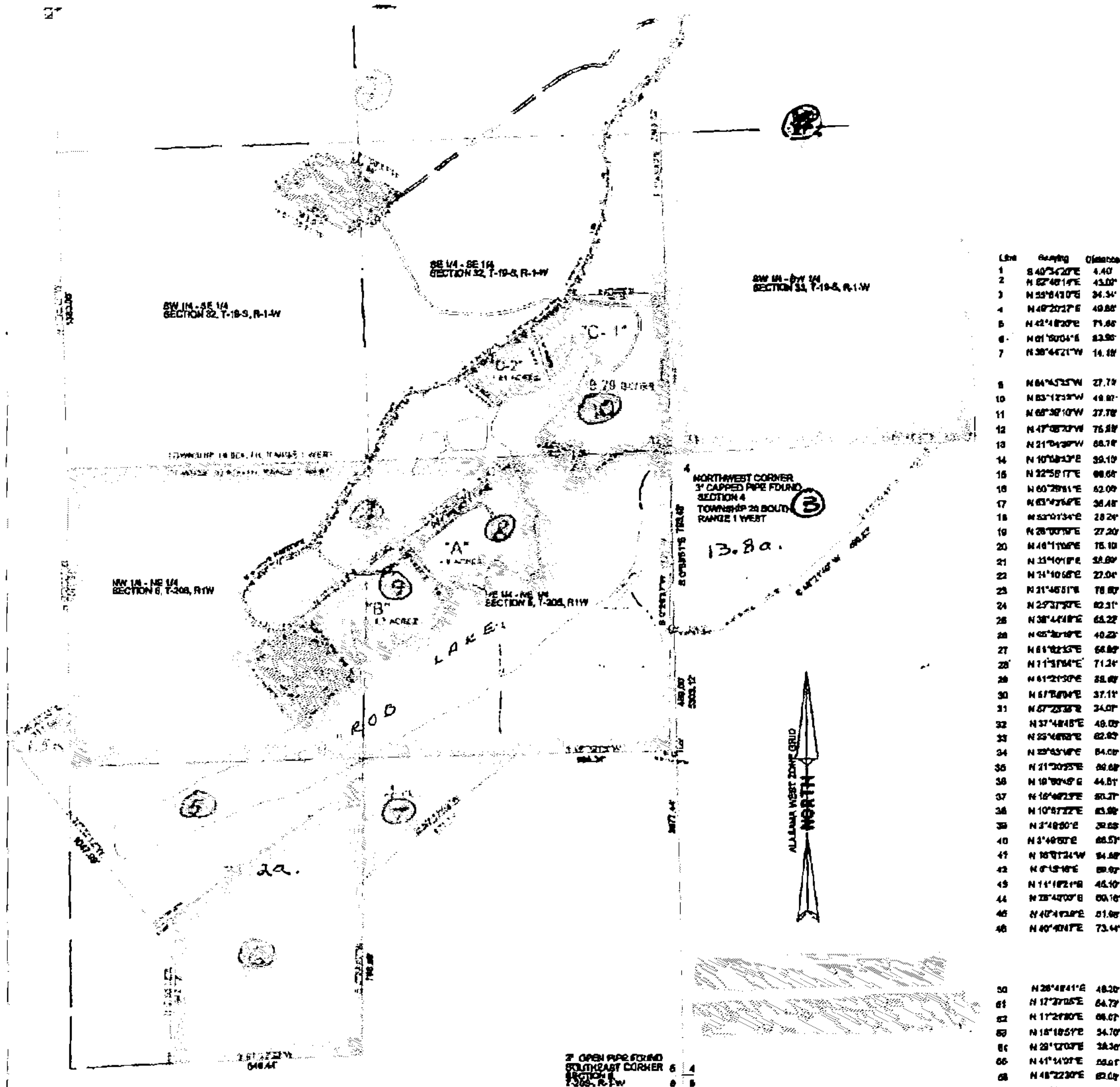
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robert H. Lewis, whose name is signed to the foregoing Statutory Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of December, 2025.



Judy Bateman Shepura
Notary Public
My Commission Expires: 26 June 2026

EXHIBIT "A"



Line	Bearing	Distance
1	S 40° 34' 20" E	4.40
2	N 82° 48' 14" E	43.00
3	N 55° 54' 10" E	34.34
4	N 48° 20' 27" E	49.88
5	N 42° 14' 00" E	79.68
6	N 01° 00' 04" E	83.98
7	N 38° 44' 21" W	14.10
8	N 64° 43' 35" W	27.78
9	N 83° 12' 35" W	49.87
10	N 68° 38' 10" W	37.78
11	N 47° 08' 20" W	76.88
12	N 21° 04' 38" W	68.78
13	N 10° 08' 32" E	35.10
14	N 32° 58' 17" E	98.68
15	N 60° 29' 11" E	52.09
16	N 83° 47' 06" E	26.48
17	N 52° 01' 34" E	28.24
18	N 28° 00' 00" E	27.20
19	N 48° 11' 00" E	75.10
20	N 31° 04' 18" E	32.69
21	N 14° 10' 08" E	27.04
22	N 21° 48' 51" W	78.87
23	N 25° 31' 30" E	62.31
24	N 38° 44' 18" E	63.22
25	N 62° 30' 18" E	40.25
26	N 81° 02' 35" E	68.88
27	N 11° 31' 04" E	71.24
28	N 61° 21' 30" E	38.87
29	N 61° 04' 04" E	37.11
30	N 67° 23' 35" E	34.07
31	N 37° 48' 15" E	48.09
32	N 23° 48' 02" E	62.82
33	N 23° 43' 00" E	64.08
34	N 21° 30' 25" E	66.68
35	N 18° 00' 00" E	44.51
36	N 10° 48' 22" E	80.37
37	N 10° 57' 22" E	83.88
38	N 3° 48' 50" E	39.68
39	N 3° 48' 00" E	66.57
40	N 10° 01' 24" W	54.88
41	N 0° 15' 16" E	88.97
42	N 11° 18' 21" W	46.10
43	N 28° 40' 00" E	60.18
44	N 42° 14' 00" E	81.88
45	N 60° 40' 18" E	73.44

50	N 28° 48' 11" E	48.20
51	N 17° 27' 05" E	64.77
52	N 17° 27' 00" E	68.07
53	N 18° 18' 05" E	34.70
54	N 28° 12' 00" E	38.30
55	N 41° 14' 00" E	68.67
56	N 48° 22' 30" E	62.69
57	N 58° 44' 28" E	86.83
58	N 60° 08' 57" E	66.52
59	N 55° 08' 20" E	33.57
60	N 23° 20' 18" E	23.28
61	N 21° 12' 42" E	87.11
62	N 14° 24' 33" E	64.78
63	N 10° 38' 18" E	64.60

THIS MAP WAS PREPARED FROM OLD SURVEYS AND DEEDS FURNISHED BY CHARLES LEWIS WITHOUT THE BENEFIT OF A COMPLETE FIELD SURVEY. THE ACCURACY OF THIS MAP IS IN NO WAY GUARANTEED.

Numbers for color coded, correspond to parcels described in deeds to and from Cha Rob, L.L.C.

CHARLES LEWIS AND ROBERT LEWIS

LARRY W. CARVER
320 HIGHWAY 437
STERRETT, AL 35147
205-678-8833

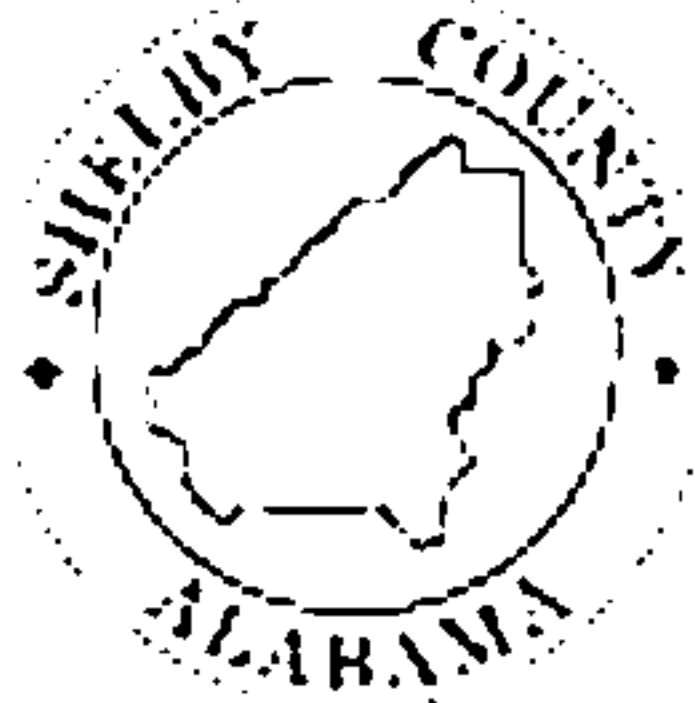
DATE 01-04-04

JOB NO. 1275 PROPERTY

SCALE 1" = 400'

EXHIBIT "A"

(Deleting Property from the Attached Map)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/05/2025 11:42:28 AM
 \$48.00 JOANN
 20251205000372730

Allie S. Bayl

Less and except the following. Commencing at the Southeast Corner of Section 32, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 45 degrees 56 minutes 15 seconds West, a distance of 1619.97 feet to the POINT OF BEGINNING; thence North 61 degrees 08 minutes 53 seconds West, a distance of 383.86 feet; thence South 55 degrees 34 minutes 17 seconds West, a distance of 299.62 feet; thence South 61 degrees 05 minutes 31 seconds East, a distance of 383.67 feet; thence North 55 degrees 34 minutes 17 seconds East, a distance of 300.04 feet to the POINT OF BEGINNING; said described tract containing 2.36 acres, more or less. Said parcel heretofore conveyed from ChaRob, LLC. to Charles F. Lewis, III by deed dated December 23, 2002 and recorded in the Office of the Judge of Probate of Shelby County Alabama at 20021223000639860.

Also less and except the following. Commencing at the Northeast Corner of Section 5, Township 20 South, Range 1 West, Shelby County, Alabama; thence South 65 degrees 44 minutes 44 seconds West, a distance of 1773.14 feet to the POINT OF BEGINNING; thence South 51 degrees 52 minutes 16 seconds West, a distance of 290.84 feet; thence South 40 degrees 34 minutes 20 seconds East, a distance of 355.70 feet to the waters edge of ChaRob Lake; thence following the waters edge of said lake the following courses; thence North 62 degrees 46 minutes 14 seconds East, a distance of 43.07 feet; thence North 55 degrees 54 minutes 30 seconds East, a distance of 34.34 feet; thence North 49 degrees 20 minutes 27 seconds East, a distance of 49.66 feet; thence North 42 degrees 46 minutes 20 seconds East, a distance of 71.65 feet; thence North 61 degrees 50 minutes 04 seconds East, a distance of 83.95 feet; thence North 38 degrees 44 minutes 21 seconds West, leaving said waters edge a distance of 366.96 feet to the POINT OF BEGINNING; said described tract containing 2.36 acres, more or less. Said parcel heretofore conveyed from ChaRob, LLC. to Peter A. Young and Ivey L. Young by deed dated October 9, 2002 and recorded in the Office of the Judge of Probate of Shelby County Alabama at 20021015000501820.

Also less and except the following. Commencing at a three inch (3") capped iron pipe, said point being the Northwest Corner of Section 4, Township 20 South, Range 1 West; thence South 0 degrees 53 minutes 51 seconds East, a distance of 793.48 feet to the POINT OF BEGINNING; thence North 87 degrees 01 minute 38 seconds East, a distance of 208.37 feet; thence North 58 degrees 10 minutes 26 seconds East, a distance of 325.06 feet; thence South 7 degrees 35 minutes 54 seconds East, a distance of 8.36 feet; thence South 46 degrees 51 minutes 16 seconds West, a distance of 62.80 feet; thence South 59 degrees 02 minutes 26 seconds West, a distance of 129.36 feet; thence South 56 degrees 58 minutes 19 seconds West, a distance of 123.27 feet; thence South 85 degrees 08 minutes 15 seconds West, a distance of 225.75 feet; thence North 0 degrees 53 minutes 51 seconds West, a distance of 21.88 feet to the POINT OF BEGINNING; said described tract containing 0.22 acre, more or less. Said parcel heretofore conveyed by Quit Claim deed dated the 25th day of March 2002 from ChaRob, LLC. to William L. Snider, Jr. and Deborah S. Snider.