

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: JG Property Management and Land Development

9192 Hwy 55
Harpersville, AL 35078

File No.: MV-25-30927

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Three Thousand Five Hundred Dollars and No Cents (\$103,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Nancy Lynn Beggs**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JG Property Management and Land Development**, (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

Property may be subject to 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or spouse, if any.

\$0.00 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 Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of Dec, 2025.

Nancy Lynn Beggs
Nancy Lynn Beggs

State of Alabama

County of Shelby

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

Given under my hand and official seal this the 10th day of Dec, 2025

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 4-19-28

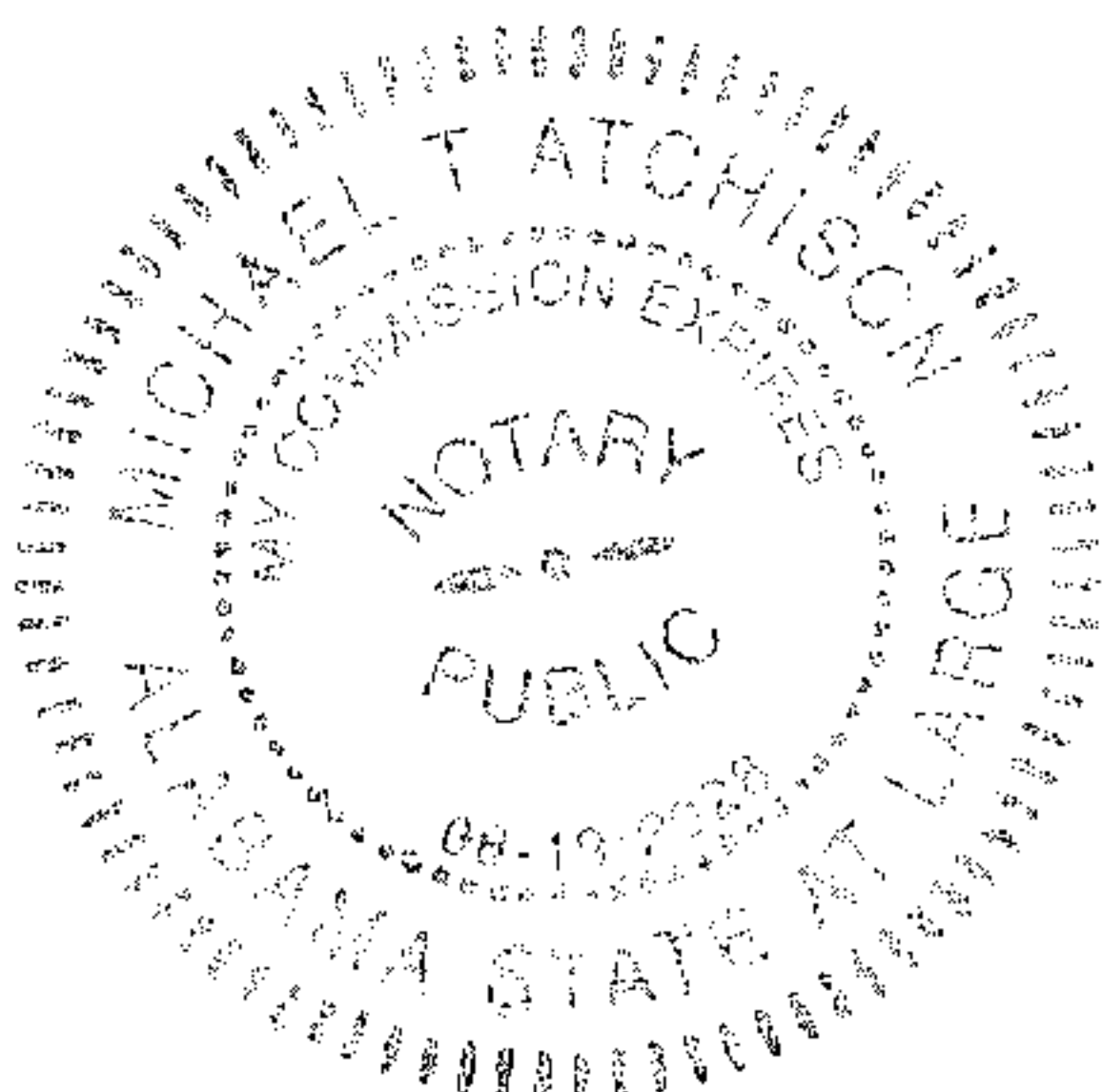


EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN at the NW corner of the SE 1/4 of the SE 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N89°44'23"E a distance of 1358.81'; thence S00°31'45"W a distance of 630.88'; thence S00°32'41"E a distance of 36.50'; thence S89°43'51"W a distance of 1344.95'; thence N00°49'54"E a distance of 9.52'; thence N0044'32"W a distance of 658.03' to the POINT OF BEGINNING.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Nancy Lynn Beggs
732 River Bend Ct.
 Mailing Address Talladega AL 35760

Grantee's Name JG Property Management and Land Development
 Mailing Address 9192 Hwy 55
Harpersville AL 35078

Property Address Highway 83
Harpersville, AL 35078

Date of Sale December 10, 2025
 Total Purchase Price \$103,500.00
 or
 Actual Value _____
 or
 Assessor's Market Value _____

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 of 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 December 05, 2025

Print Nancy Lynn Beggs

Attested

Filed and Recorded
Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 12/10/2025 10:01:30 AM
 \$131.50 JOANN
 20251210000377690

Sign Nancy Lynn Beggs
 (Grantor/Grantee/Owner/Agent) circle one



Form RT-1

Allen S. Bayl