

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
SANDRA ELLISON
POST OFFICE BOX 433
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, SANDRA ELLISON, as Personal Representative of the Estate of Bobby Ray Ellison, deceased, Shelby County Probate Case No. PR-2024-001274, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto SANDRA ELLISON, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

See legal description set out in the attached hereto as "Exhibit A"

SUBJECT TO:

1. Current taxes;
2. Existing easements, restrictions, set-back lines, right of ways, limitations if any, of record.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her 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 as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of December, 2025.


SANDRA ELLISON (L.S.)
SANDRA ELLISON as Personal Representative
of the Estate of Bobby Ray Ellison, deceased,
Shelby County Probate Case No. PR-2024-
001274



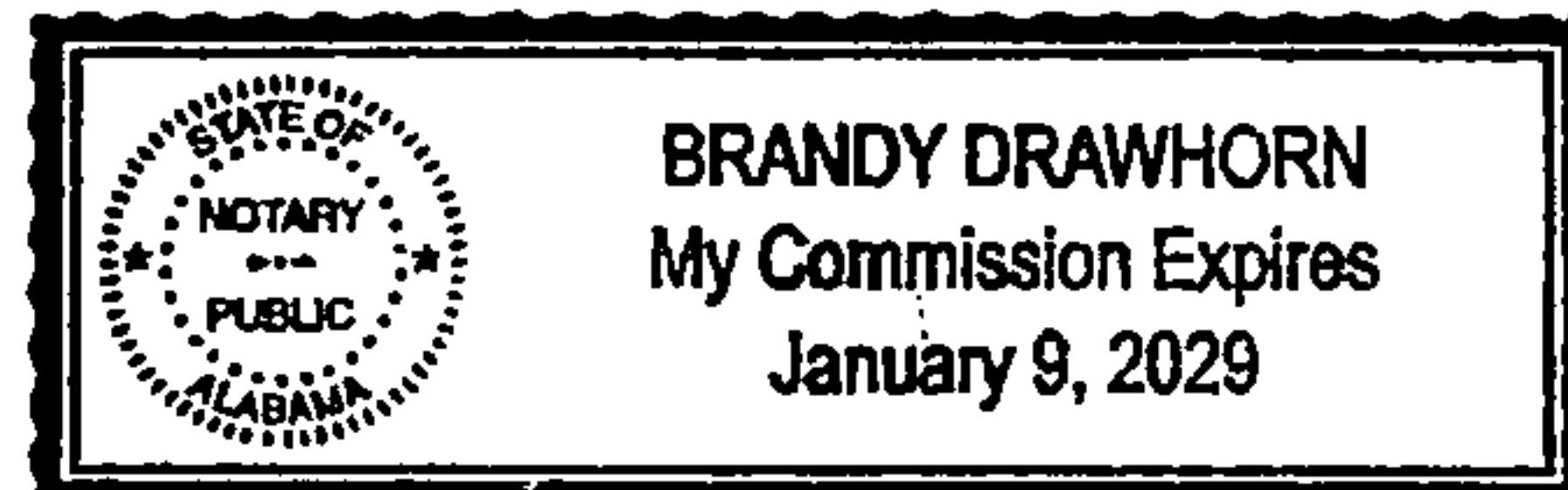
20251215000382000 2/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/15/2025 08:39:24 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SANDRA ELLISON whose name as Personal Representative of the Estate of Bobby Ray Ellison, deceased, Shelby County Probate Case No. PR-2024-001274, 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, as such Personal Representative and with full authority, has executed the same voluntarily on the day the same bears date on behalf of the estate.

Given under my hand and official seal this 11th day of December, 2025.

Brandy Drawhorn
Notary Public
My Commission Expires: 1/9/2029



20251215000382000 3/5 \$35.00
Shelby Cnty Judge of Probate, AL
12/15/2025 08:39:24 AM FILED/CERT



Grantor's Name:
SANDRA ELLISON, as Personal Representative of
the Estate of Bobby Ray Ellison, deceased,
Shelby County Probate Case No. PR-2024-001274

Mailing Address:
P.O. BOX 433
PELHAM, ALABAMA 35124

Property Address:
PARCEL 1 (14-5-16-0-000-008.004)
4.96 acres vacant property
Pelham, Alabama 35124

PARCEL 2 (13-6-24-2-002-015.000)
3120 Armstrong Industrial Park
Pelham, Alabama 35124

PARCEL 3 (13-6-24-2-002-015.001)
Commercial Property
Pelham, Alabama 35124

Grantee's name:
SANDRA ELLISON

Mailing Address:
P.O. BOX 433
PELHAM, ALABAMA 35124

Date of Sale: December 11, 2025

Assessor's Market Value \$32,450.00

Assessor's Market Value \$177,620.00

Assessor's Market Value \$400,290.00

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other TAX ASSESSOR

EXHIBIT A

PARCEL I: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 2,185.98' TO A POINT; THENCE TURN 101 DEG. 09 MIN 34 SEC. LEFT AND RUN SOUTH-SOUTHEASTERLY 21.57' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 245.33' TO A POINT; THENCE TURN 64 DEG. 22 MIN. 49 SEC. RIGHT AND RUN SOUTHWESTERLY A DISTANCE OF 638.85' TO A POINT; THENCE TURN 126 DEG. 25 MIN. 43 SEC. RIGHT AND RUN NORTHERLY 620.74' TO A POINT; THENCE TURN 90 DEG. 028 MIN. 00 SEC. RIGHT AND RUN EASTERLY 468.01' TO THE POINT OF BEGINNING, CONTAINING 4.96 ACRES AND SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RESTRICTIONS AND/OR LIMITATIONS OF PROBATED RECORD OR APPLICABLE LAW.

ALSO THE PROPERTY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 2,185.98' TO A POINT; THENCE TURN 101 DEG. 09 MIN. 34 SEC. TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 245.53' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 578.74' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 11; THENCE TURN 70 DEG. 40 MIN. 20 SEC. RIGHT AND RUN SOUTHWESTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 10.09' TO A POINT; THENCE TURN 109 DEG. 19 MIN. 40 SEC. RIGHT AND RUN NORTHERLY PARALLEL AND 10 FEET WEST OF THE EAST LINE OF SAID PROPERTY A DISTANCE OF 577.46' TO A POINT; THENCE RUN 64 DEG. 23 MIN. 49 SEC. RIGHT AND RUN NORTHEASTERLY A DISTANCE OF 11.09' TO THE POINT OF BEGINNING.

PARCEL II: A PARCEL OF LAND BEING SITUATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW COMER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE SOUTH 06 DEG. 28 MIN. 43 SEC. EAST AND RUN ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF A DISTANCE OF 1116.16 FEET; THENCE NORTH 83 DEG. 31 MIN. 17 SEC. EAST AND AT RIGHT ANGLE TO SAID WEST LINE, RUN A DISTANCE OF 286.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ATLANTIC COAST LINE RAIL ROAD SAID POINT OF BEING THE POINT OF BEGINNING AND A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,566.86 FEET AND A CENTRAL ANGLE OF 4 DEG. 26 MIN. 13 SEC AND SUBTENDED BY A CHORD WHICH BEARS SOUTH 34 DEG. 50 MIN. 38 SEC. EAST A DISTANCE OF 121.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 121.34 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 70 DEG 13 MIN. 14 SEC. WEST A DISTANCE OF 198 97 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOUISVILLE AND NASHVILLE RAIL ROAD (100 FOOT RIGHT OF WAY), SAID POINT LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1646.82 FEET. A CENTRAL ANGLE OF 4 DEG. 10 MIN. 51 SEC. AND SUBTENDED A CHORD WHICH BEARS NORTH 20 DEG. 00 MIN. 00 SEC. WEST A DISTANCE OF 120.14 FEET; THENCE ALONG THE ARC OF SAD CURVE AND SAID RIGHT OF WAY LINE A DISTANCE OF 120.17 FEET; THENCE LEAVING SARD RIGHT OF WAY NORTH 71 DEG. 14 MIN. 44 SEC. EAST A DISTANCE OF 167 93 FEET TO THE POINT OF BEGINNING: BEING SITUATED IN SHELBY COUNTY, ALABAMA.

PARCEL III: COMMENCE AT THE NW CORNER OF THE SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST; THENCE S 06 DEG. 28' 43" E AND RUN ALONG THE WEST 31' 17" E AND AT RIGHT ANGLE TO SAID W LINE, RUN A DISTANCE OF 286.04 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ATLANTIC COAST LINE RAILROAD SAID POINT LYING ON A CURVE TO THE LEFT HAVING A RADIUS OF 1,566.86 FEET, A CENTRAL ANGLE OF 4 DEG. 26 MIN. 13' SEC. AND SUBTENDED BY CHORD BEARS S 34 DEG. 50' 33 E A DISTANCE OF 121.31 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE A DISTANCE OF 121.34 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE A DISTANCE OF 180.45; SAID CURVE HAVING A RADIUS OF 1,566.86 FEET A CENTRAL ANGEL OF 6 DEG. 35 MIN. 55 SEC. AND SUBTENDED BY A CHORD WHICH BEARS S 40 DEG. 21 MIN. 42 SEC. A CHORD DISTANCE OF 180.35 FEET; THENCE LEAVING SAID R.O.W., S 69 DEG. 22' 24" W A DISTANCE OF 276.43 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF LOUISVILLE AND NASHVILLE RAIL ROAD (100 FEET R.O.W.); THENCE N 13 DEG. 36' 50" W ALONG SAID RIGHT OF WAY LINE DISTANCE OF 50.09 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1,646.82 FEET, A CENTRAL ANGLE OF 4 DEG. 17 MIN. 44 SEC. AND SUBTENDED BY A CHORD WHICH BEARS N 15 DEG. 45 MIN. 42 SEC W A DISTANCE OF 123.43; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE A DISTANCE OF 123.46; THENCE LEAVING SAID R.O.W., N 70 DEG. 13 MIN. 14 SEC. E A DISTANCE OF 198.97 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES MORE OR LESS.