

This Instrument was Prepared by:

Send Tax Notice To: Zachary Caffee
Chloe Caffee

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

95 Edwards Lane
Wilsonville, AL 35186

File No.: S-25-30882

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)**, 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, **Lauren Paige Johnson**, a single woman and **Carolyn Abbott**, a single woman (LIFE ESTATE) (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Zachary Caffee and Chloe Caffee**, as joint tenants with right of survivorship (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 Lauren Paige Johnson 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 12th day of Dec., 2025.

Lauren Paige Johnson
Lauren Paige Johnson

Carolyn Abbott
Carolyn Abbott
By: Lauren Paige Johnson
Attorney in Fact

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 **Lauren Paige Johnson**, and **Carolyn Abbott** by **Lauren Paige Johnson**, as Attorney in Fact 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 12th day of Dec, 2025.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

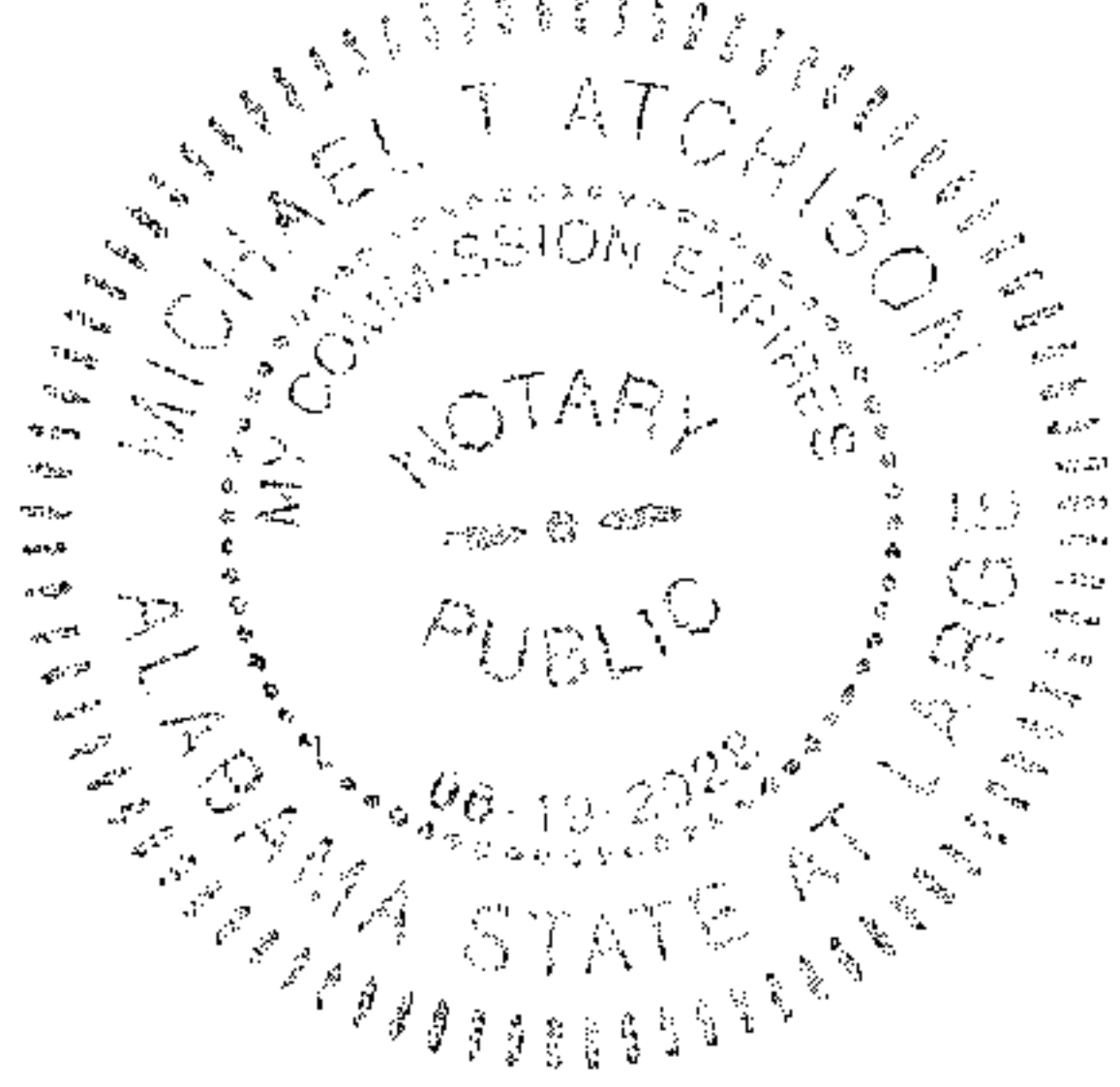


EXHIBIT "A"
LEGAL DESCRIPTION

A part of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 4, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 21 South, Range 1 East, Shelby County, Alabama, and run thence northerly along the East line of said 1/4-1/4, a distance of 327.77 feet to the point of beginning of the property being described; thence continue along last described course, which is the West margin of a public road, a distance of 337.23 feet to a point; thence turn a deflection angle of 89 degrees 48 minutes 17 seconds to the left and run westerly a distance of 666.00 feet to a point; thence turn deflection angle of 90 degrees 05 minutes 51 seconds to the left and run southerly a distance of 337.59 feet to a point; thence turn a deflection angle of 89 degrees 56 minutes 01 seconds to the left and run easterly a distance of 184.53 feet to a point; thence thence turn a deflection angle of 92 degrees 30 minutes 23 seconds to the left and run northerly a distance of 48.25 feet to a point; thence turn a deflection angle of 96 degrees 58 minutes 38 seconds to the right and run easterly a distance of 198.38 feet to a point; thence turn a deflection angle of 91 degrees 21 minutes 35 seconds to the right and run southerly a distance of 32.91 feet to a point; thence turn a deflection angle of 95 degrees 49 minutes 50 seconds to the left and run easterly a distance of 289.71 feet to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2025 11:04:14 AM
\$198.00 KELSEY
20251216000384220

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Lauren Paige Johnson	Grantee's Name	Zachary Caffee Chloe Caffee
Mailing Address	<u>X 1770 County Road 71</u> <u>Jemison AL 35085</u>	Mailing Address	<u>95 Edwards Ln</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>95 Edwards Ln.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 12, 2025</u>
		Total Purchase Price	<u>\$170,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 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 09, 2025

Print Lauren Paige Johnson

Unattested

Sign *Lauren Paige Johnson*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one