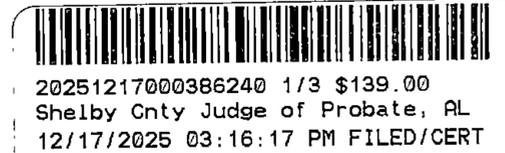


This instrument prepared by:
Morrison Honea, LLC
101 North Main Street
Columbiana, Al 35051

Send Tax Notice to:
Mr. Charles Finley
228 Shoal Creek Cr
Montevallo, Al 35115

GENERAL WARRANTY DEED



STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of **TEN DOLLARS and NO/100 (\$10.00)** and other good and valuable considerations paid to the undersigned, the receipt whereof is acknowledged, I, **JANENE L SANDIGE**, a married woman (herein referred to as GRANTOR) with full authority, do grant, bargain, sell and convey unto **JANENE L SANDIGE and CHARLES FINLEY**, a married man, (herein referred to as GRANTEES), to own in FEE SIMPLE, JTWROS, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 20, ACCORDING TO A RESURVEY OF LOTS 8 THROUGH 20 OF THE AMENDED MAP OF SHOAL CREEK HIGHLANDS, SECOND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights if owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded thereto

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY

TO HAVE AND TO HOLD unto the said Grantees, his/her/their heirs and I, **JANENE L SANDIGE**, do for myself and for my 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 known encumbrances; 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.

Shelby County, AL 12/17/2025
State of Alabama
Deed Tax:\$111.00

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal on December 16, 2025.

20251217000386240 2/3 \$139.00
Shelby Cnty Judge of Probate, AL
12/17/2025 03:16:17 PM FILED/CERT

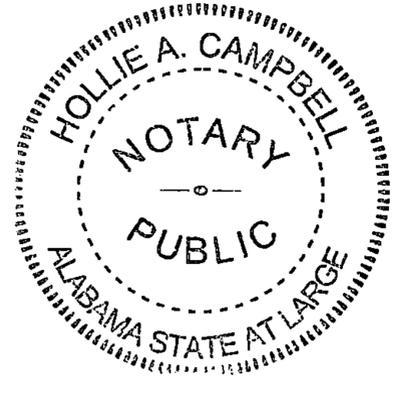
Janene L Sandige

JANENE L SANDIGE

County of SHELBY

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that JANENE L SANDIGE, 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 16TH day of December, 2025.



Hollie Campbell

Notary Public

Commission expires: 4.30.28

Real Estate Sales Validation Form

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

Grantor's Name JANE SANDIGE
Mailing Address 228 Short Creek Cr.
Montevallo, AL 35115

Grantee's Name Charles Finley & Janene
Mailing Address 228 Short Creek Cr
Montevallo, AL 35115

Property Address 228 Short Creek Cr.
Montevallo, AL
35115

Date of Sale 12/16/25
Total Purchase Price \$ _____
or
Actual Value $\frac{1}{2}$ \$ _____
or
Assessor's Market Value \$ \$110,700.00

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
- Sales Contract
- Closing Statement
- Appraisal
- Other Assessed

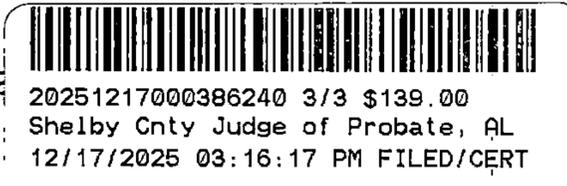
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

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 a



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 12/16/25

Print W. Jeff Hovey Sr.

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one