

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Debra J. Carney
1460 Highway 36
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED TWO THOUSAND AND 00/100 Dollars (\$602,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Jennifer Leigh Green, an unmarried woman, Katelyn Fowler Summerville, Trustee of Support Trust of Elisabeth Green O'Dell, Jennifer Leigh Green, Trustee of Support Trust of Thomas Neal Robinson, Jennifer Leigh Green, Trustee of Support Trust of Anna Caroline Robinson, and Katelyn Fowler Summerville, a married woman

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Debra J. Carney and John R. Carney

(hereinafter referred to as "Grantee"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the Survey of Green Estates, as recorded in Map Book 62, Page 52, in the Office of the Judge of Probate of Shelby County, Alabama.

Said legal description being a portion of that property described in deed recorded in Instrument No. 20240109000007440 in the Office of the Judge of Probate of Shelby County, Alabama.

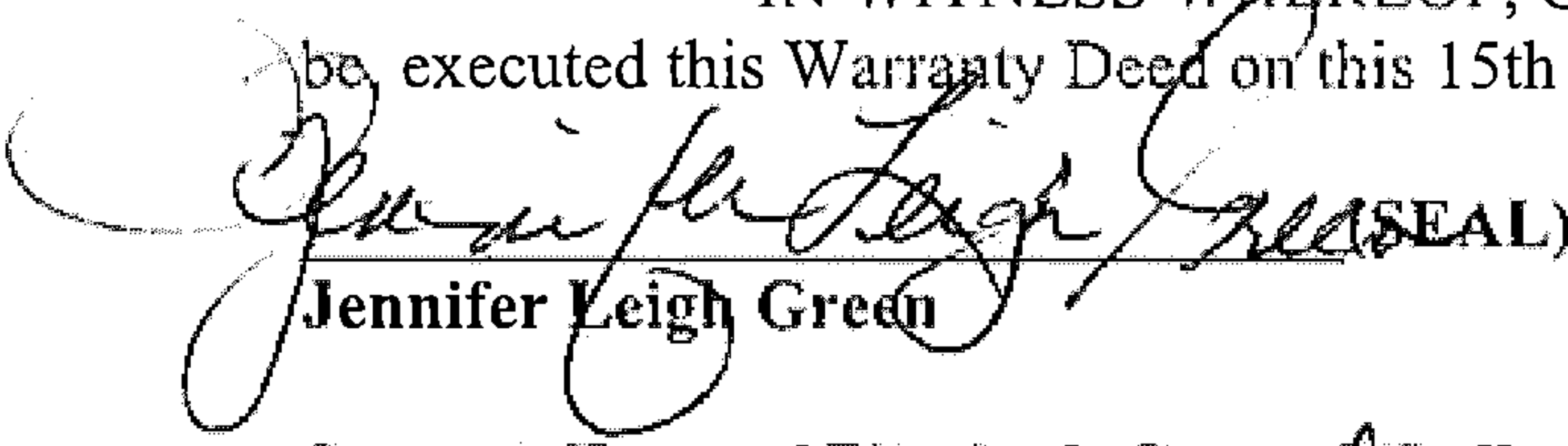
\$541,800.00 of the proceeds come from a mortgage recorded simultaneously herewith.
The property described above and conveyed herein is not the homestead of Katelyn Fowler Summerville or her spouse.

- Subject to:
- (1) 2026 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

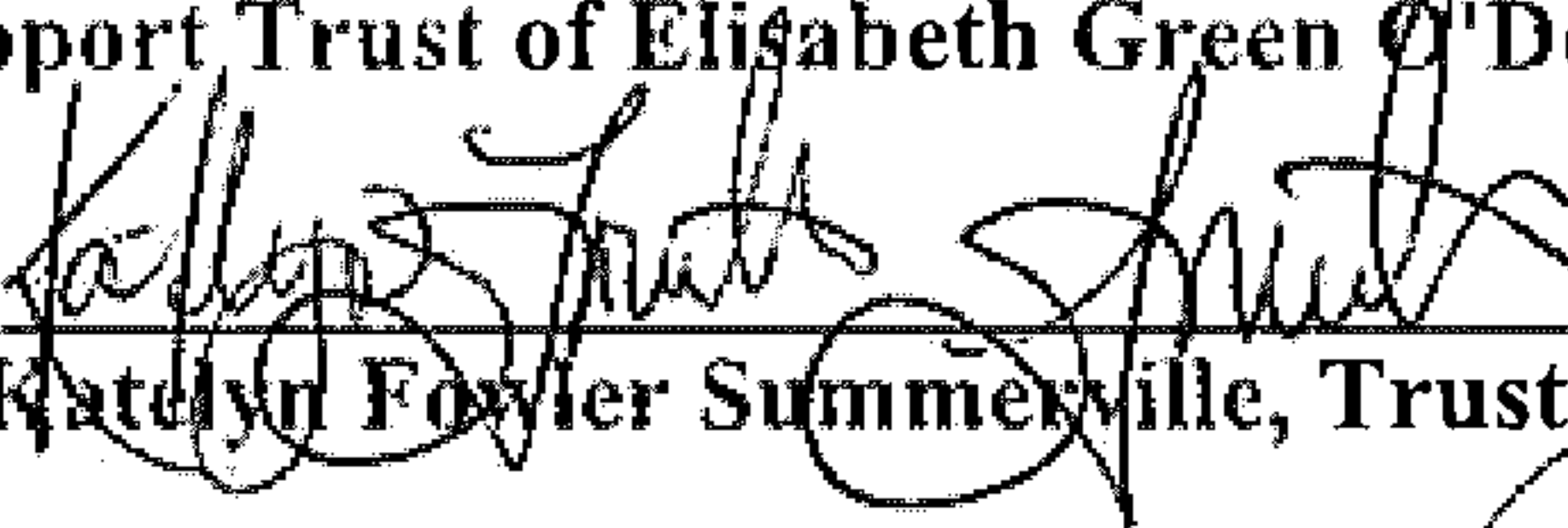
TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantor does for itself and for its successors and assigns covenant with Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

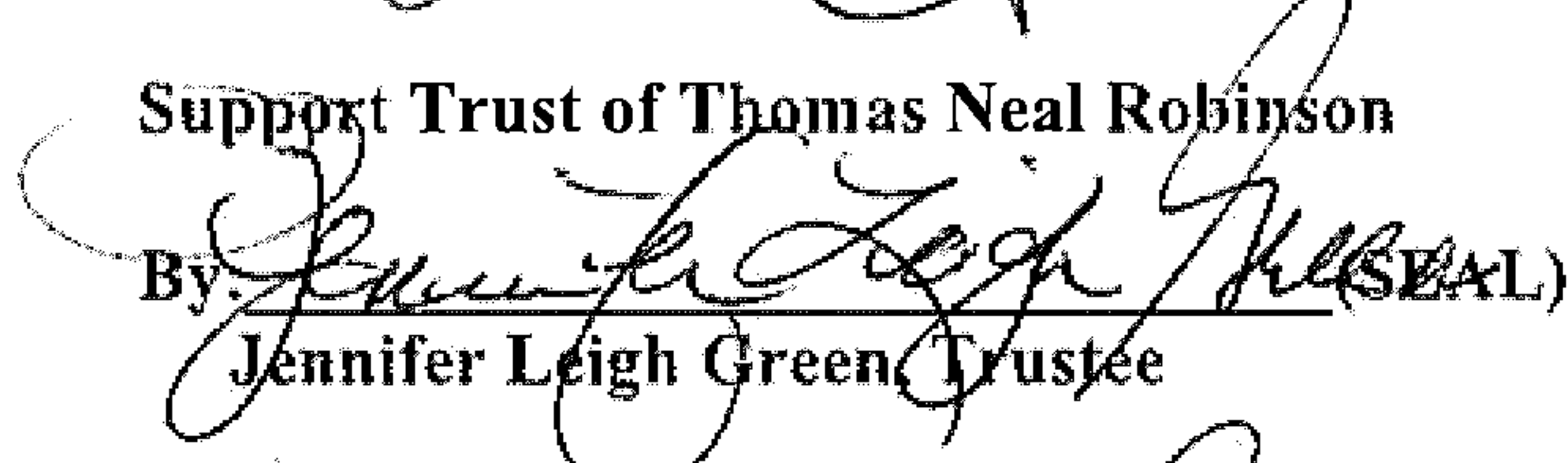
IN WITNESS WHEREOF, Grantors, both individually and by Trustees, as the case may be, executed this Warranty Deed on this 15th day of December, 2025


Jennifer Leigh Green (SEAL)

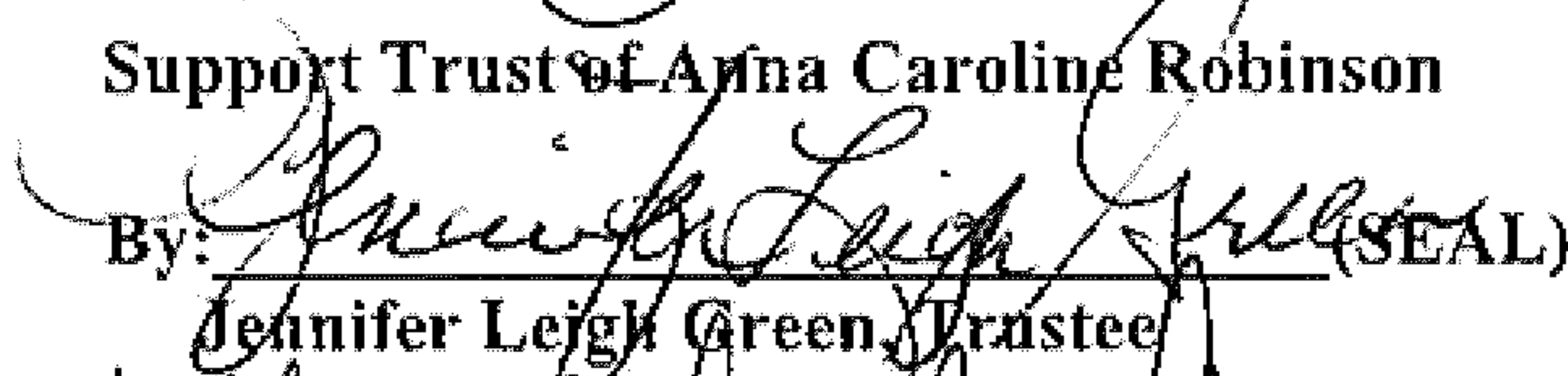
Support Trust of Elisabeth Green O'Dell

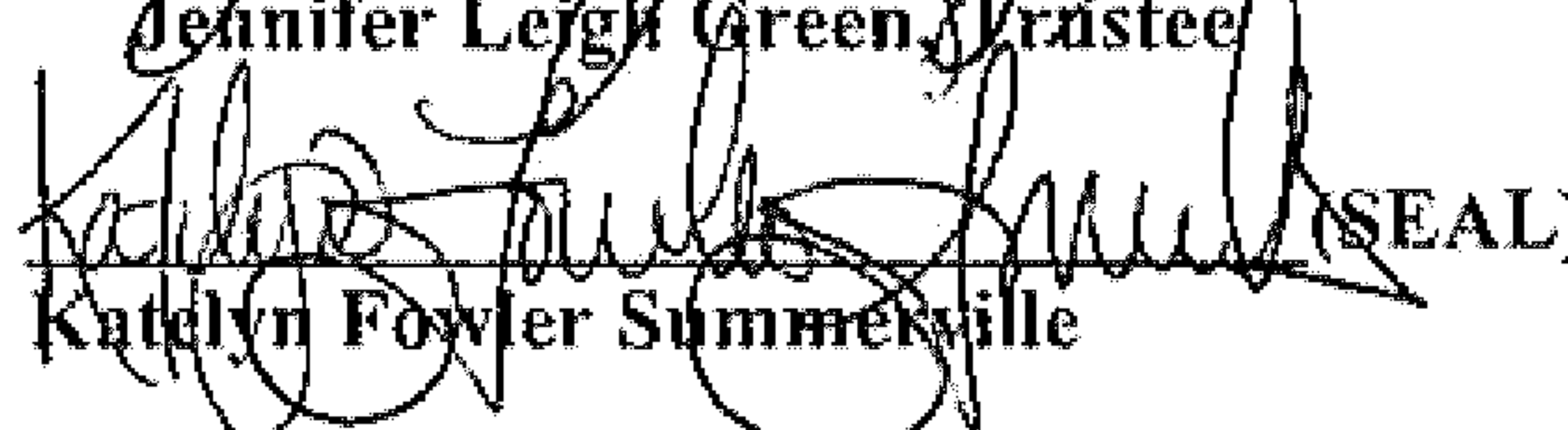
By: 
Katelyn Fowler Summerville, Trustee (SEAL)

Support Trust of Thomas Neal Robinson

By: 
Jennifer Leigh Green, Trustee (SEAL)

Support Trust of Anna Caroline Robinson

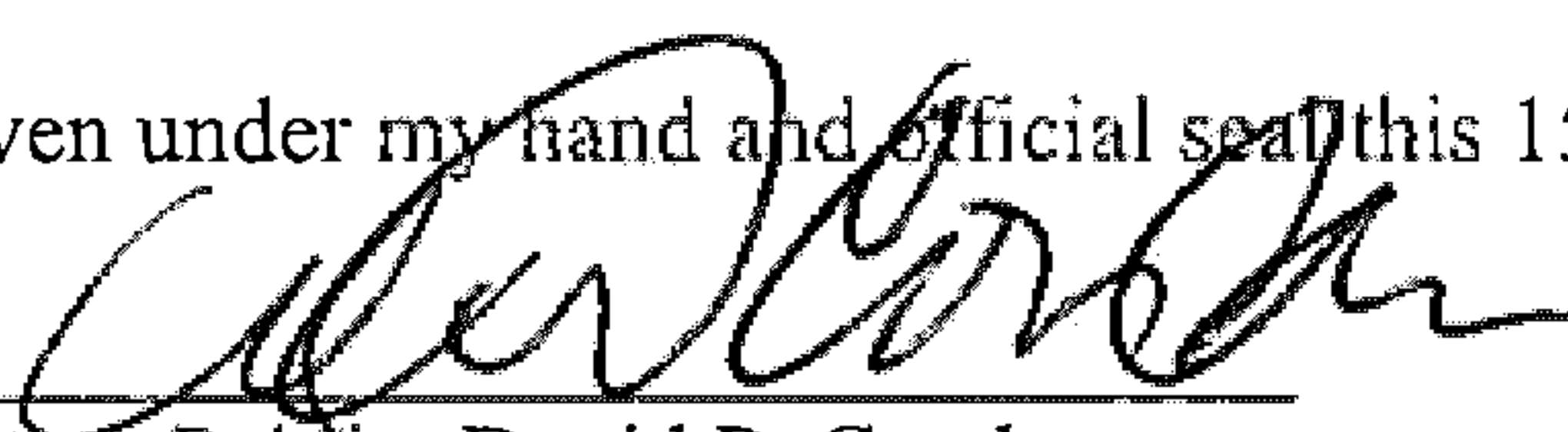
By: 
Jennifer Leigh Green, Trustee (SEAL)

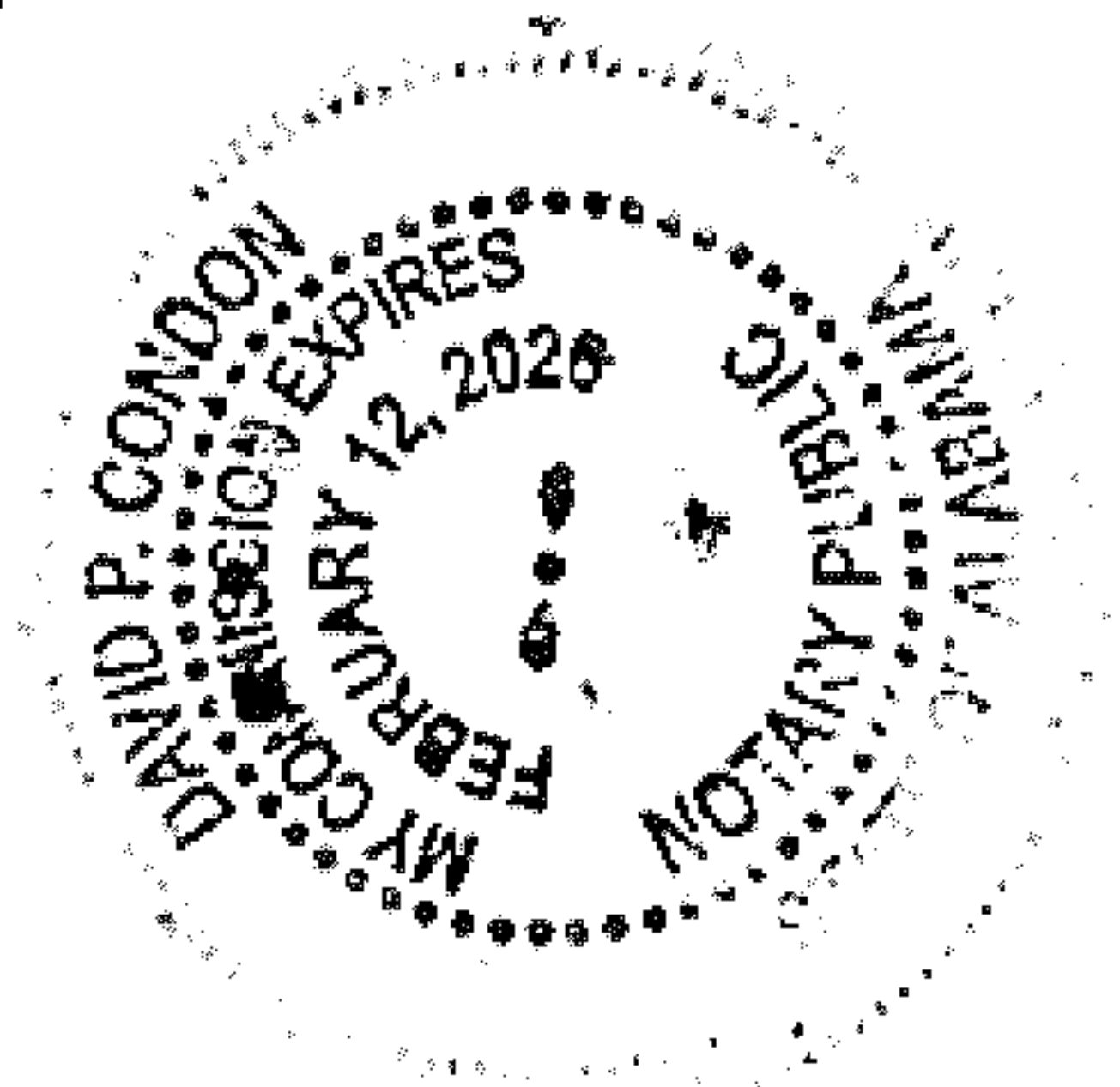

Katelyn Fowler Summerville (SEAL)

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jennifer Leigh Green and Katelyn Fowler Summerville, both individually, and Katelyn Fowler Summerville, as Trustee of Support Trust of Elisabeth Green O'Dell, Jennifer Leigh Green, as Trustee of both the Support Trust of Thomas Neal Robinson and of the Support Trust of Anna Caroline Robinson, whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, Jennifer Leigh Green and Katelyn Fowler Summerville, both individually, and Katelyn Fowler Summerville, as Trustee of Support Trust of Elisabeth Green O'Dell, Jennifer Leigh Green, as Trustee of both the Support Trust of Thomas Neal Robinson and of the Support Trust of Anna Caroline Robinson executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2025.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

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

Grantor's Name	Jennifer Leigh Green, Katelyn Fowler Summervil Trustee of Support Trust of Elisabeth Green O'De Jennifer Leigh Green, Trustee of Support Trust of Thomas Neal Robinson, Jennifer Leigh Green, Trustee of Support Trust of Anna Caroline Robin and Katelyn Fowler Summerville	Grantee's Name	Debra J. Carney and John R. Carney
Mailing Address	1460 Highway 36 Chelsea, AL 35043	Mailing Address	1460 Highway 36 Chelsea, Alabama 35043
Property Address	1460 Highway 36 Chelsea, AL 35043	Date of Sale	12/15/2025
		Total Purchase Price	\$602,000.00

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	☐ 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 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	12/15/25	Print	Debra J. Carney
☐ Unattested		Sign	[Signature]
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2025 08:10:49 AM
\$93.50 JOANN
20251218000386450

Allen S. Bayl