

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William Lumpkin
182 Hwy 265
Unit # 1106
Alabaster, AL
35007

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **EIGHTY FOUR THOUSAND FOUR HUNDRED DOLLARS AND ZERO CENTS (\$84,400.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Kristina Anderson and husband, Brandon Anderson** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **William Lumpkin** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION


SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2026.
2. Easements, restrictions, rights of way, and permits of record.

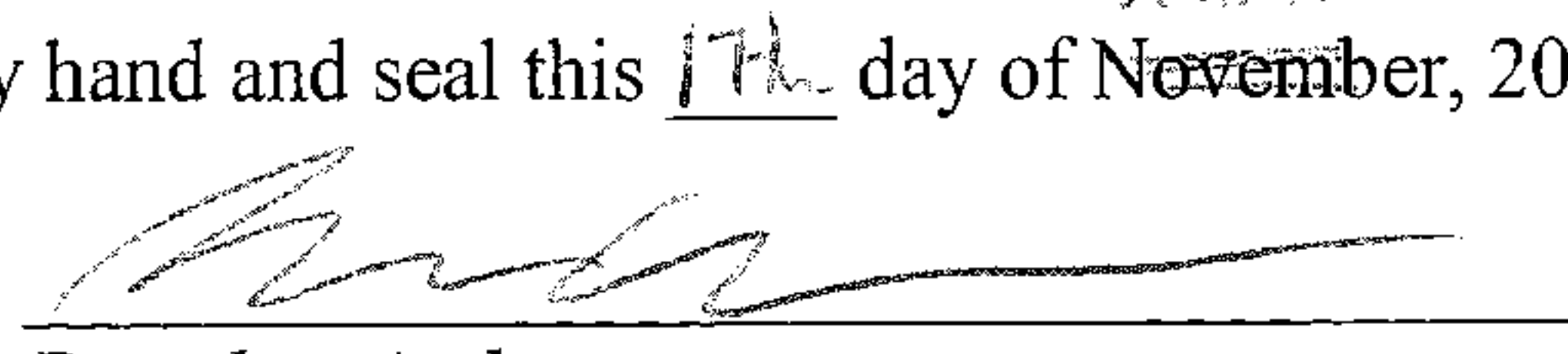
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of ^{December}~~November~~, 2025.

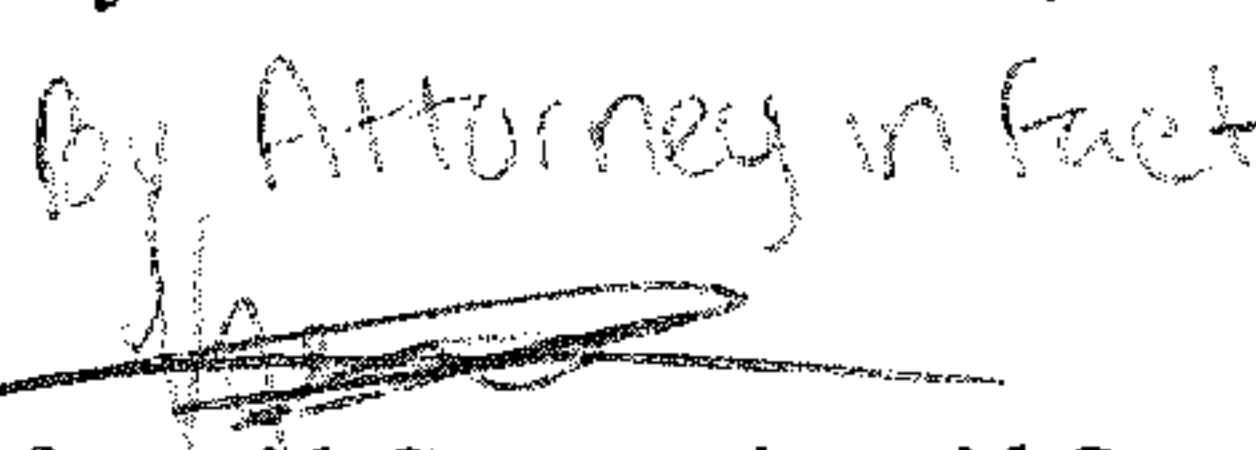


Kristina Anderson



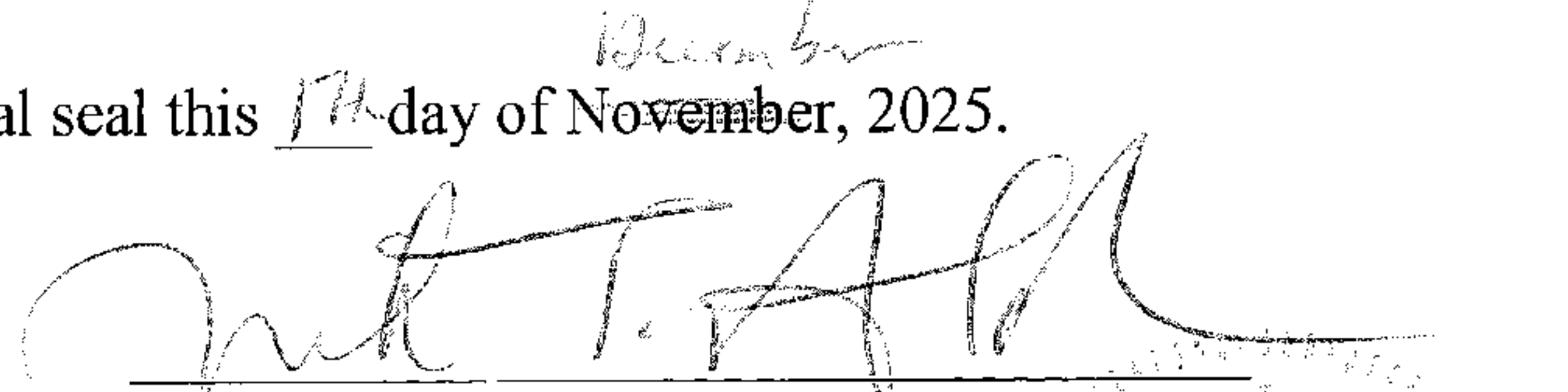
Brandon Anderson
By: Kristina Anderson, Attorney in Fact

STATE OF ALABAMA)
COUNTY OF SHELBY)

By Attorney in fact


I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kristina Anderson and Brandon Anderson by, Kristina Anderson as Attorney in Fact**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of ^{December}~~November~~, 2025.



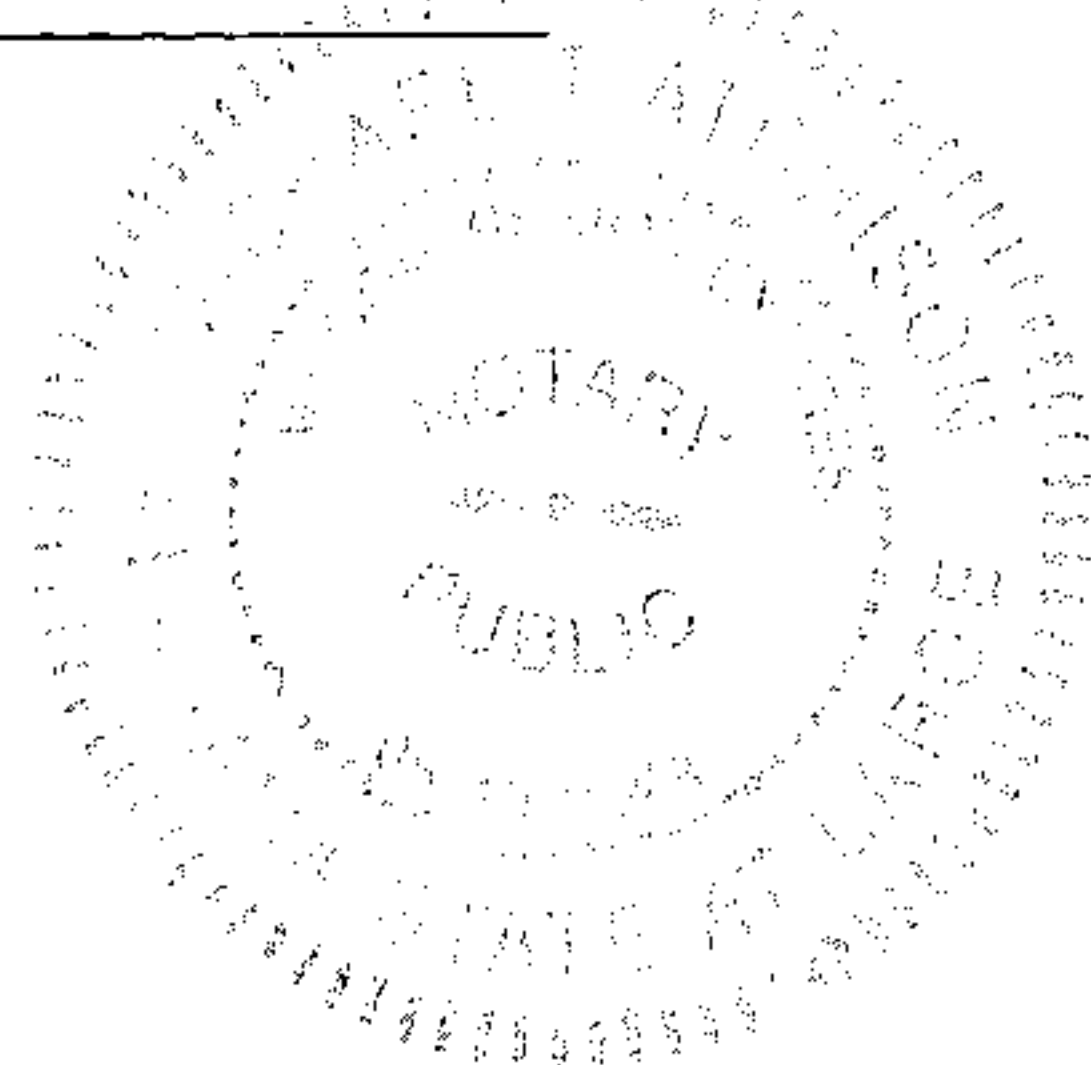
Notary Public
My Commission Expires:
8-19-28


Exhibit "A"- Legal Description

Lot 8, Block 4 Bozemans Map of Wilton, being on the East side of Montevallo Road 80 feet from Camp lot and 300 feet East of Southern Railroad right o way; North 120 feet; East 102 feet; South 153 feet; West 185 feet to beginning.

Lot Wilton: Begin on East side of Street next to East of Southern Railroad right of way East Tenn & VA Railroad with right of which point is 300 feet East of right of way line and 178 feet Northeast of Northwest corner Camp lot and 98 feet Northeast of Northwest corner E.S. Ambrose lot and from beginning point run Northeast along Line Street 22 feet; East perpendicular to Street 80 feet; Southwest parallel with Street 22 feet; Northwest perpendicular to Street 80 feet to beginning on East side of street.

