

This Instrument was prepared by:
Gregory D. Harrelson, Esq
111 Owens Pkwy
Birmingham, AL 35244

Send Tax Notice To:
Matthew Stringfellow
Carlye Stringfellow
236 Shore Front Lane
Wilsonville, AL 35186

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FOUR HUNDRED NINETY NINE THOUSAND and 00/100 DOLLARS (\$499,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, GALLANT LAKE, LLC, an Alabama limited liability company (herein referred to as GRANTOR) does hereby grant, bargain, sell and convey unto MATTHEW WADE STRINGFELLOW and CARLYE SWANSON STRINGFELLOW, husband and wife, (herein referred to as GRANTEEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

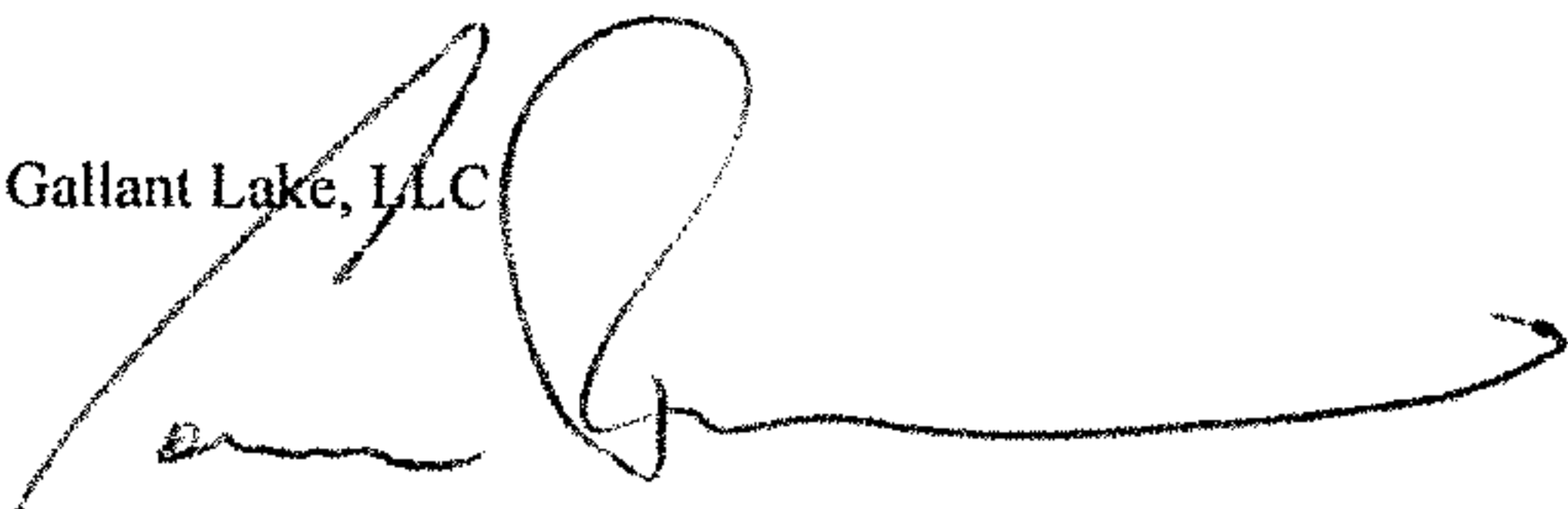
SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

Subject to: (1) Ad valorem taxes due and payable October 1, 2026 and all subsequent years thereafter; (2) Mineral and Mining Rights not owned by Grantor; (3) All easements, restrictions, reservations, agreements, rights-of-way, building set-back lines and any other matters of record; (4) Current Zoning and use restrictions.

\$350,000.00 of the consideration was paid with the proceeds of a purchase money mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees, their heirs and assigns, forever.
And the Grantor does for itself and for its successors and assigns covenant with the said 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said grantor, by its duly authorized member, has hereunto set its hand and seal this the 17nd day of December, 2025.

Gallant Lake, LLC

By: Connor Farmer
Its: Member

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Connor Farmer, whose names as Member of Gallant Lake, LLC 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, as such Member and with full authority executed the same voluntarily for and as the act of Gallant Lake, LLC on the day the same bears date.

Given under my hand and official seal, this the 17th day of December, 2025.


NOTARY PUBLIC
My Commission Expires 8/21/27

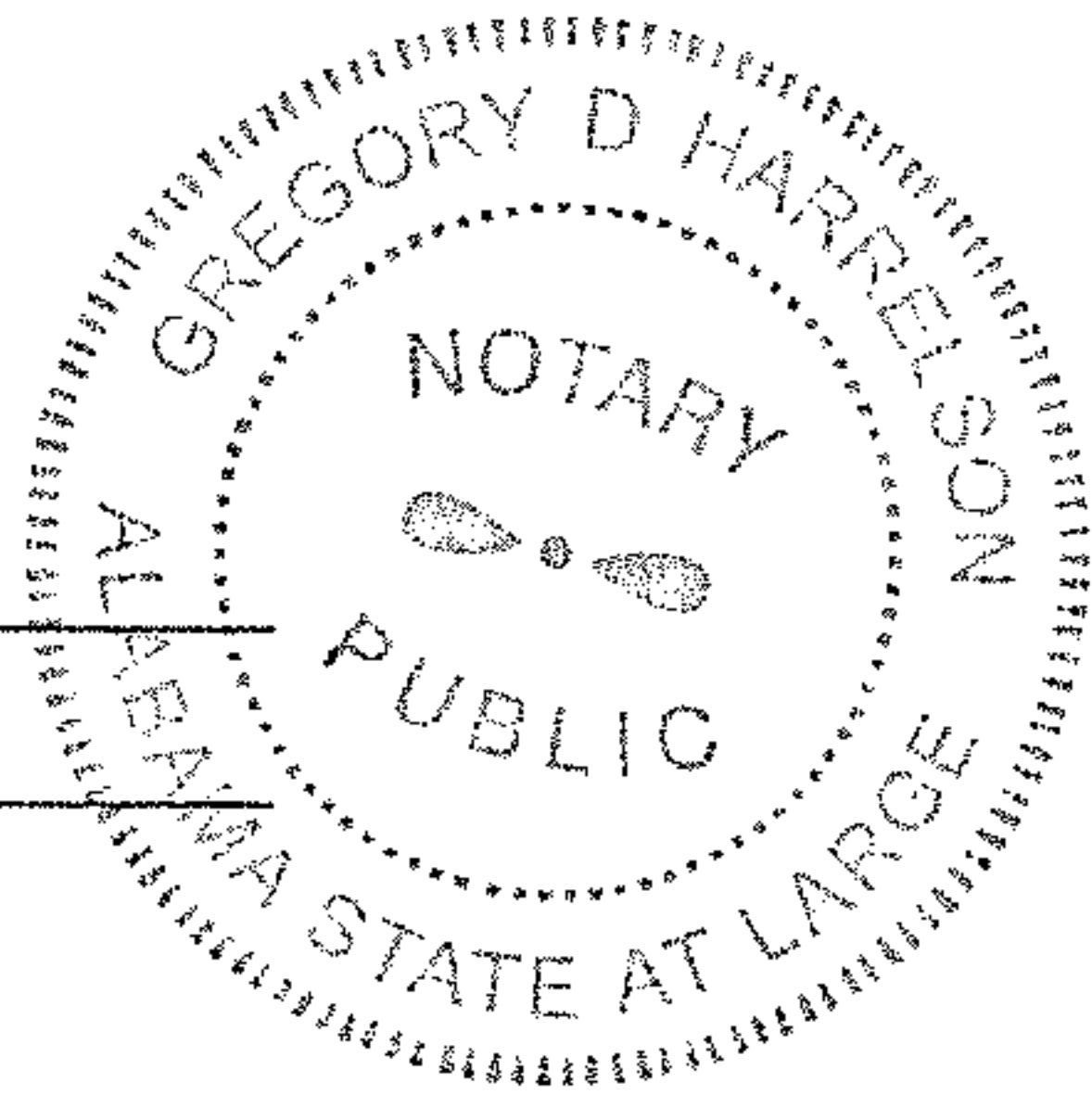


EXHIBIT "A"**Legal Description:**

Commence at a railroad rail in place being the Northeast corner of Section 3, Township 21 South, Range 1 West, Shelby County, Alabama; thence proceed South 88° 20' 37" West along the North boundary of said Section 3 for a distance of 717.06 feet to a 1" crimp top pipe in place; thence proceed South 08° 45' 47" West for a distance of 356.43 feet; thence proceed South 41° 29' 54" West for a distance of 219.17 feet; thence proceed South 47° 17' 40" West for a distance of 366.66 feet; thence proceed South 33° 54' 24" West for a distance of 622.14 feet; thence proceed South 25° 58' 28" West for a distance of 295.06 feet; said point being the point of beginning. From this beginning point proceed South 69° 23' 29" East for a distance of 363.93 feet (set ½" rebar CA-0114-LS); thence proceed South 05° 06' 35" East for a distance of 609.45 feet (set ½" rebar CA-0114-LS); thence proceed South 18° 09' 05" East for a distance of 328.81 feet (set ½" rebar CA-0114-LS); thence proceed South 05° 04' 52" East for a distance of 98.89 feet (set ½" rebar CA-0114-LS); thence proceed South 10° 53' 31" West for a distance of 128.59 feet (set ½" rebar CA-0114-LS), said point being located on the Northeasterly and Easterly boundary of a Woods Road/30 foot easement; thence proceed Northwesterly, Northeasterly, Southwesterly and Southeasterly along the boundary of said Woods Road/30 foot easement the following bearings and distances: North 63° 40' 36" West, 54.74 feet; North 76° 22' 42" West, 67.59 feet; North 81° 45' 04" West, 227.36 feet; North 70° 39' 58" West, 80.63 feet; North 57° 36' 49" West, 76.94 feet; North 48° 43' 23" West, 241.68 feet; North 63° 00' 15" West, 200.65 feet; North 74° 09' 16" West, 66.91 feet; North 84° 41' 07" West, 59.48 feet; South 83° 34' 24" West, 66.01 feet; South 76° 05' 46" West, 69.33 feet; South 70° 46' 03" West, 107.71 feet; South 81° 50' 41" West, 75.43 feet; South 89° 55' 18" West, 137.28 feet; North 85° 35' 07" West, 107.79 feet; North 73° 43' 09" West, 57.18 feet; North 55° 23' 30" West, 52.78 feet; North 35° 06' 34" West, 60.24 feet; North 18° 50' 21" West, 135.28 feet; North 30° 04' 15" West, 82.29 feet; North 38° 14' 17" West, 254.14 feet; North 24° 35' 08" West, 74.26 feet; North 11° 08' 37" West, 112.81 feet; North 04° 21' 19" East, 56.17 feet; North 11° 22' 25" East, 90.19 feet; North 01° 57' 10" East, 61.91 feet; North 18° 23' 24" West, 56.83 feet; North 29° 05' 15" West, 98.95 feet; North 12° 23' 47" West, 50.53 feet; North 12° 22' 05" East, 40.69 feet; North 32° 11' 16" East, 136.30 feet; North 25° 07' 28" East, 93.47 feet; North 18° 05' 11" East, 127.89 feet to a capped rebar in place (CA 0114 LS); thence proceed South 69° 23' 29" East for a distance of 1449.67 feet to the point of beginning.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth, the Northeast one-fourth of the Northwest one-fourth, the Northwest one-fourth of the Northeast one-fourth, the Southwest one-fourth of the Northeast one-fourth, the Southeast one-fourth of the Northeast one-fourth, the Northeast one-fourth of the Southeast one-fourth and the Northwest one-fourth of the Southeast one-fourth of Section 3, Township 21 South, Range 1 West, Shelby County, Alabama and contains 48.22 acres.

Along with a 30 Foot Wide Easement as described in Easement recorded at Inst # 20251211000378820.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Gallant Lake, LLC
 Mailing Address 120 Bishop Circle
Pelham, AL 35124

Grantee's Name Matthew Stringfellow
 Mailing Address Carlye Stringfellow
236 Shore Front Lane
Wilsonville, AL 35186

Property Address N/A

Date of Sale 12/17/2025

Total Purchase Price \$ 499,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/18/2025 01:43:59 PM
 \$177.00 KELSEY
 20251218000387540



Allen S. Byrd

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 _____

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 12/17/25

Print Connery Farmer

Unattested

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1