

This document prepared by:
Law Office of John A. Gant, PC
200 Office Park Drive, Suite 210
Birmingham, Alabama 35223

Send tax notice to:
Genevieve C. Searcy
6730 Rock School Rd.
Harpersville, AL 35078

STATUTORY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we, GENEVIEVE C. SEARCY, unmarried, KIMBERLY L. SEARCY, a single person, VICTORIA S. BARRY, a married person and JULIA S. HOLCOMBE, a married person, Heirs of Thomas Romaine Searcy (herein referred to as GRANTORS) do hereby grant, bargain, sell and convey unto GENEVIEVE C. SEARCY (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama:

See attached Exhibit "A"

Thomas Romaine Searcy died on or about August 30, 2018.

The subject property does not constitute the homestead of any Grantors or their applicable spouses.

To have and to hold to said GRANTEE forever.

Dated this the 26th day of November 2025.

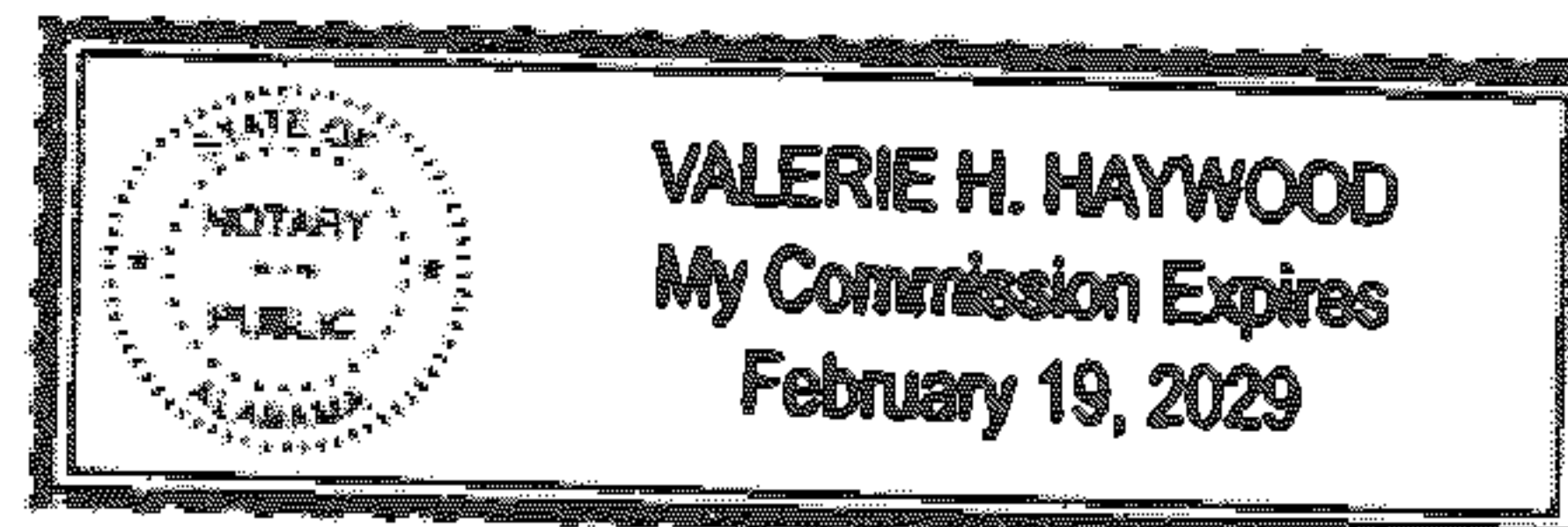
Genevieve C. Searcy
GENEVIEVE C. SEARCY

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GENEVIEVE C. SEARCY, whose name is signed to the foregoing conveyance and acknowledged before me on this day that being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of November, 2025.

Valerie H. Haywood
NOTARY PUBLIC:
My commission expires:



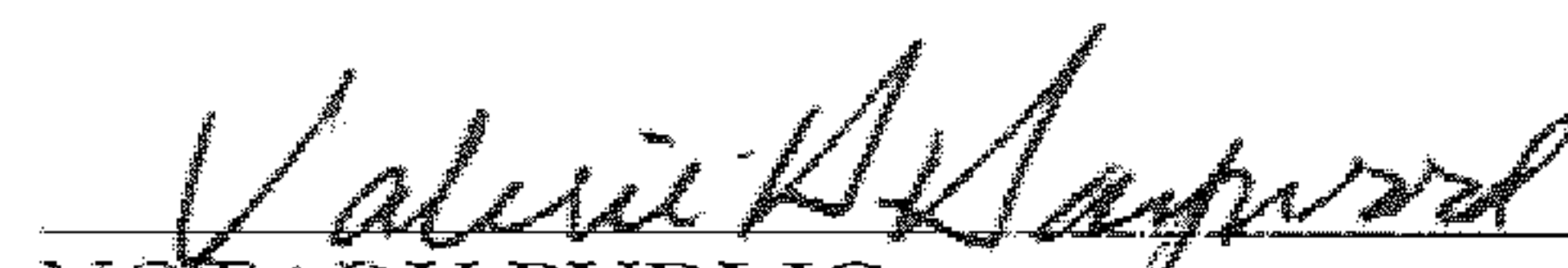
Dated this the 24th day of November 2025.


KIMBERLY L. SEARCY

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KIMBERLY L. SEARCY, whose name is signed to the foregoing conveyance and acknowledged before me on this day that being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24th day of November, 2025.


NOTARY PUBLIC:
My commission expires:



Dated this the 26th day of November 2025.

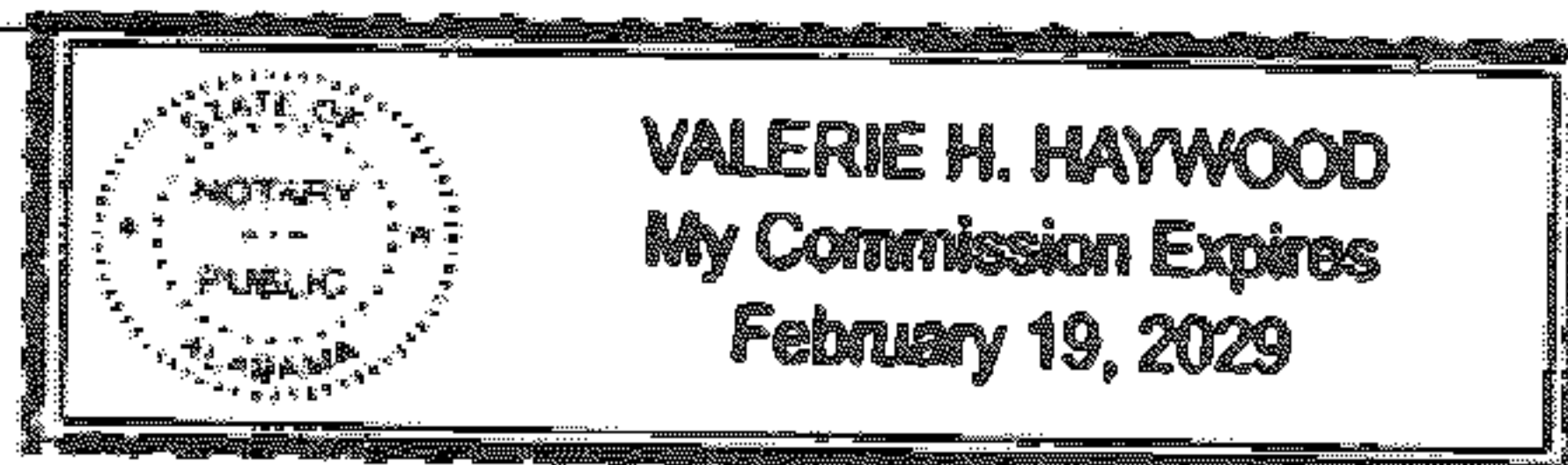
Victoria S Barry
VICTORIA S. BARRY

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VICTORIA S. BARRY, whose name is signed to the foregoing conveyance and acknowledged before me on this day that being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of November, 2025.

Valerie H Haywood
NOTARY PUBLIC:
My commission expires:



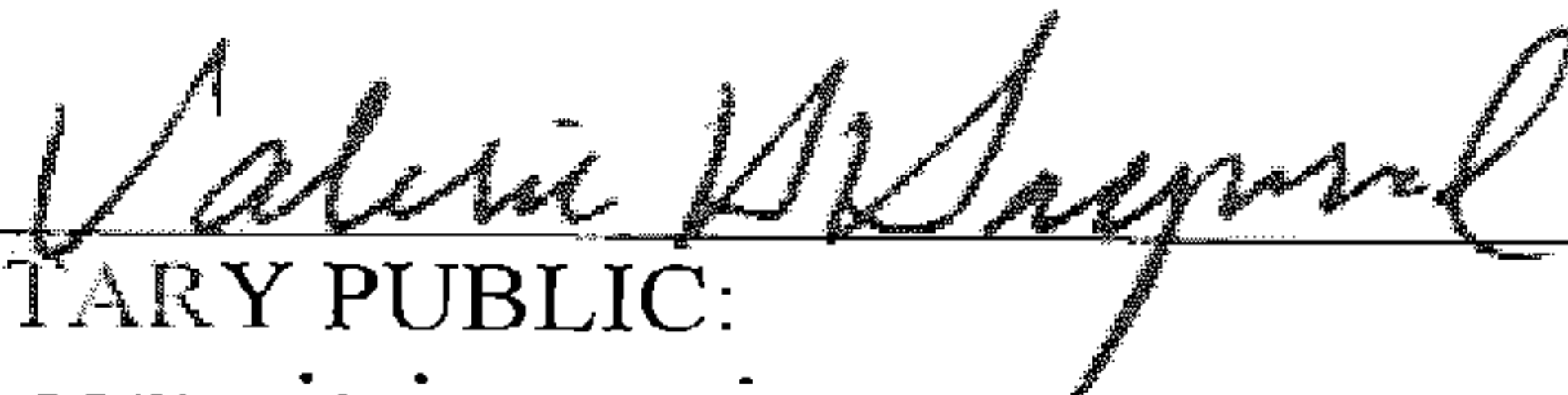
Dated this the 26 day of November 2025.


JULIA S. HOLCOMBE

STATE OF ALABAMA)
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JULIA S. HOLCOMBE, whose name is signed to the foregoing conveyance and acknowledged before me on this day that being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of November, 2025.


NOTARY PUBLIC:
My commission expires:

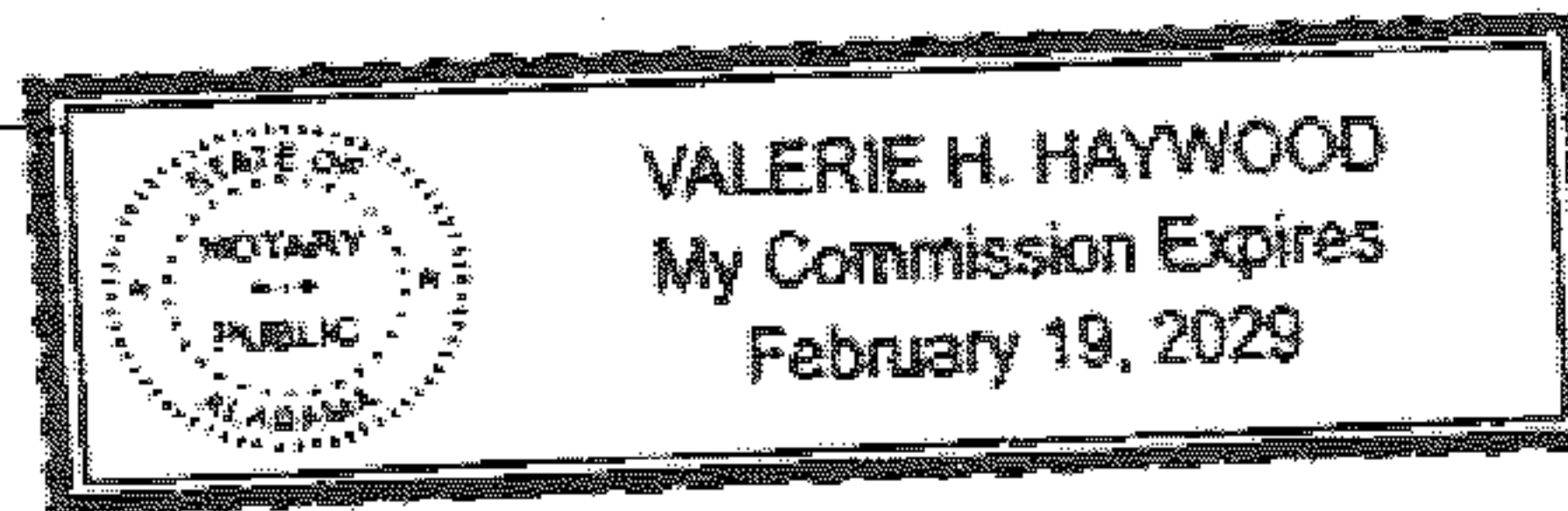


EXHIBIT "A"

The SW 1/4 of the SW 1/4 of Section 29, Township 19, Range 2 East; except four acres in a square in the Northwest corner of said 1/4-1/4 section. Situated in Shelby County, Alabama. Subject to easements and rights of way of record.

Less and except the following described property:

Commence at the Northeast corner of Southwest 1/4 of the Southwest 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama and run thence South 00°55'16" East along the East line of said 1/4-1/4 Section a distance of 420.00 feet to a set rebar corner and the point of beginning of the property behind described; thence continue last along described course a distance of 272.00 feet to a set rebar corner; thence run South 88°44'12" West a distance of 132.57 feet to a set rebar corner; thence run North 31°59'24" West a distance of 109.10 feet to a set rebar corner; thence run North 72°18'15" East a distance of 95.85 feet to a set rebar corner; thence run North 04°48'18" East a distance of 136.43 feet to a set rebar corner; thence run North 78°16'25" East a distance of 85 feet to the point of beginning.

There is a 30 foot wide access easement, proposed for access to the just described property that is described as follows:

Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama and run thence South 00°55'16" East along the East line of said 1/4-1/4 Section a distance of 420.00 feet to a point; thence run South 78°16'25" West a distance of 42.01 feet to a point; thence run North 00°55'16" West a distance of 426.06 feet to a point; thence run North 90° East a distance of 30.01 feet to the point of beginning and the end of the easement.

Being a portion of the same property conveyed to Thomas Romaine Searcy, by Trustee in Bankruptcy deed dated December 27, 1985, of record in Book 55, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except the following described property:

Parcel I:

Commence at the Southwest corner of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama and run thence Northerly along the West line of said Section 29 a distance of 175.61 feet to a point; thence turn 75°25'57" right and run East-Northeasterly 312.94 feet to the point of beginning of the property being described; thence turn 90°00'00" right and run Southerly 210.00 feet to a point; thence turn 90°00'00" left and run Easterly for 210.00 feet to a point; thence turn 90°00'00" left and run Northerly for 210.00 feet to a point; thence turn 21°33'40" left and run Northwesterly 368.23 feet to a point; thence turn 89°48'55" left and run Westerly 20.24 feet to a point; thence turn 89°38'00" left and run Southerly 349.83 feet to the point of beginning.

There is an easement for ingress and egress to the property the centerline of which is described as follows:

Commence at the Southwest corner of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama and run thence Easterly along the South line of said Section 29, a distance of 18.12 feet to a Title Search Report 3987W-25 point; thence turn 89°33'46" left and run Northerly 12.11 feet to the point of beginning in the centerline of a public road; thence turn 89°42'54" right and run Easterly along the

centerline of a chert driveway 240.0 feet to a point; thence turn $19^{\circ}10'40''$ left and run along centerline of said driveway 97.0 feet to a point; thence turn $11^{\circ}19'10''$ left and run along said centerline 17.38 feet to the intersection of said centerline of driveway with the south line of property and the end of easement.

Less and except the following described property:

Commence at the NW corner of the SW 1/4 of SW 1/4 of Section 29, Township 19, Range 2 East and run thence South along the West line of said quarter-quarter section a distance of 210 feet to the point of beginning of the parcel herein described; thence run East, parallel with the North line of said quarter-quarter section, a distance of 210 feet; thence run South, parallel with the West line of said quarter-quarter section, a distance of 210 feet; thence run West, parallel with the North line of said quarter-quarter section, a distance of 210 feet to a point on the West line of said quarter-quarter section; thence run North along the West line of said quarter-quarter section a distance of 210 feet to the point of beginning.

Less and except the following described property:

Parcel No. 1:

Commence at the Northwest corner of the SW 1/4 of the SW 1/4 of Section 29, Township 19, Range 2 East and run East a distance of 210 feet; thence turn a right angle to the right and run a distance of 210 feet to the point of beginning of the lot herein conveyed; thence turn a right angle to the left and run a distance of 210 feet; thence turn a right angle to the right and run a distance of 210 feet; thence turn a right angle to the right and run a distance of 210 feet; thence turn a right angle to the right and run a distance of 210 feet to the point of beginning of the lot herein conveyed.

Parcel No. 2:

Commence at the NW corner of the SW 1/4 of the SW 1/4 of Section 29, Township 19, Range 2 East and run East a distance of 210 feet for the point of beginning of the parcel herein conveyed; run thence South and parallel with the West line of said forty acres 210 feet; run thence East and parallel with the North line of said forty acres 210 feet; run thence North and parallel with the West line of said 40 acres 210 feet to the North line of same; thence West along North line of said forty acres 210 feet to the point of beginning.

Less and except the following described property:

A parcel of land situated in the northwest corner of SW 1/4 of SW 1/4, Section 29, Township 19, Range 2 East, described as follows: Commence at the NW corner of said Quarter-Quarter Section and run East along North boundary of said Quarter-Quarter Section 210 feet; thence South and parallel with the West boundary of said Quarter-Quarter Section 210 feet; thence West and parallel with the North boundary of said Quarter-Quarter section 210 feet to the West boundary of said Quarter-Quarter Section; thence North along said West boundary 210 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/22/2025 09:42:15 AM
 \$352.50 BRITTANI
 20251222000389800

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Kimberly L. Searcy, Victoria S. Barry, Julia S. Holcomber & Genevieve C. Searcy	Grantee's Name	Genevieve C. Searcy
Mailing Address	6730 Rock School Rd. Harpersville, AL 35078	Mailing Address	6730 Rock School Rd. Harpersville, AL 35078
Property Address	6720 Rock School Rd. Harpersville, AL 35078	Date of Sale	11/26/2025
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 306,340.00

The purchase price or current assessor's market value claimed on this form can be verified in the following documentary evidence: (check one)

☐ Mortgage
☐ Bill of Sale
☐ Sales Contract

☐ Closing Statement

☒ Other ** Deed is being recorded to convey the property to Genevieve C. Searcy. Consideration is the tax value of \$306,340.00.

* The deed or other instrument of like character offered for recordation which conveys property cannot be used as documentary evidence

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.

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 being conveyed.

Actual value - if the property is not being sold, the true value of the property being conveyed. This may be evidenced by an appraisal conducted by a licensed appraiser.

Current Assessor's market value - if no proof is provided, 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.

Any person who intentionally fails to provide the proof required or presents false proof shall be subject to a penalty of \$100 or 25% of the taxes due, whichever is greater.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date 11/26/2025

Print John A. Gant

Sign *John A. Gant*
 (Owner / Agent) circle one