

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

Send Tax Notice To: Nicholas Anagnostopoulos  
Anna Dempsey Anagnostopoulos  
Alexandros Prescott Anagnostopoulos

7605 Hwy 47  
Shelby AL 35143

File No.: MV-25-30923

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Six Hundred Ninety Nine Thousand Dollars and No Cents (\$699,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Johnny L. Jones and wife Vickie M. Jones** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Nicholas Anagnostopoulos, Anna Dempsey Anagnostopoulos, and Alexandros Prescott Anagnostopoulos**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2026 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$594,150.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of Dec, 2025.

Johnny L. Jones

Vickie M. Jones

State of Alabama

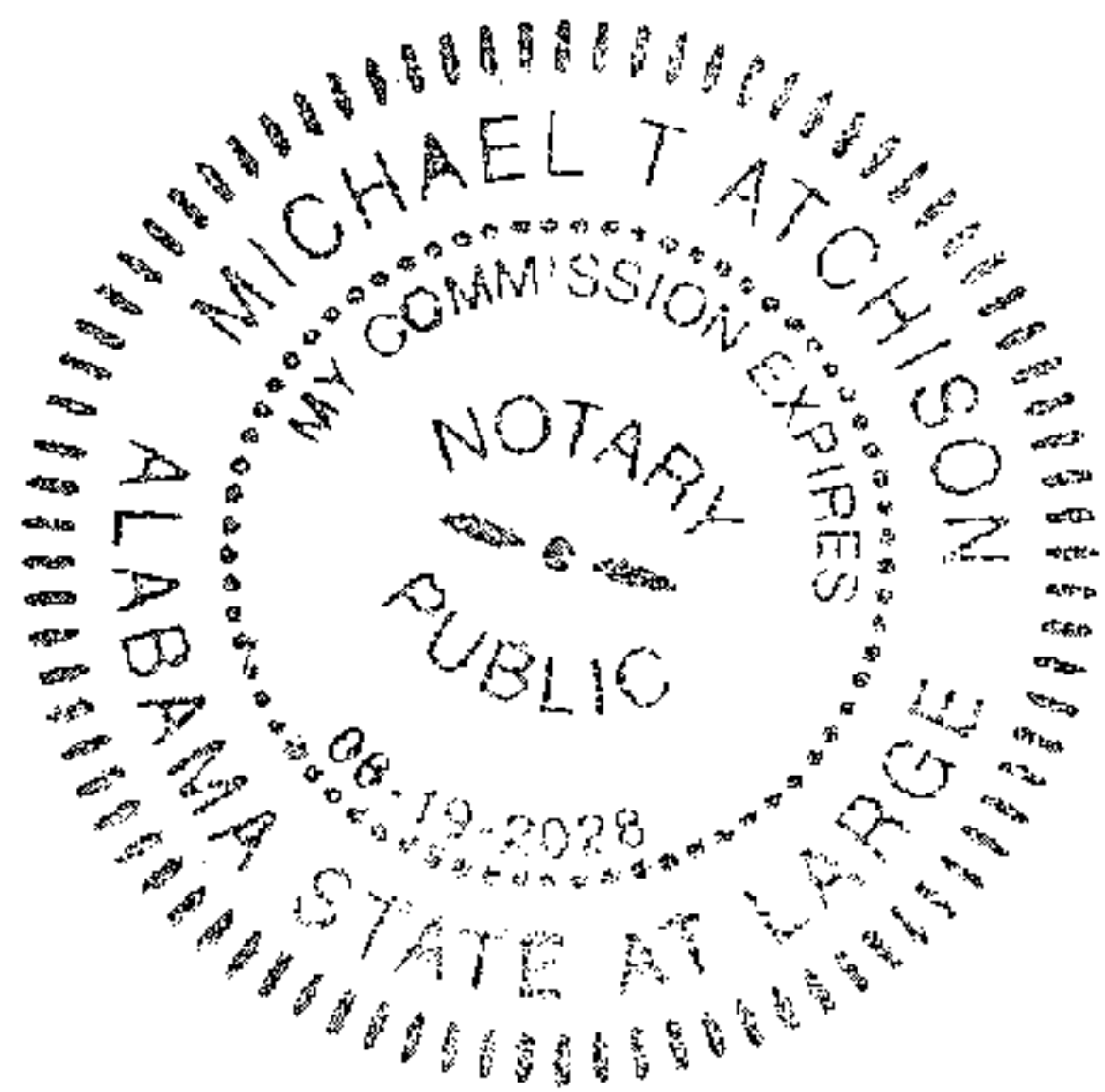
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Johnny L. Jones and Vickie M. Jones, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of Dec, 2025.

Notary Public, State of Alabama

My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Begin at the Southwest corner of Section 10, Township 24 North, Range 15 East and run easterly along the South side of the said section for 21.43 feet to the point of beginning (said point being on the North right of way of Shelby County Road No. 47); thence continue easterly along the South side of the said Section 10 for 282.40 feet; thence turn an angle of 125 degrees 56 minutes 08 seconds to the left and run northwesterly along a fence for 375.87 feet; thence turn an angle of 94 degrees 42 minutes 19 seconds to the left and run southwesterly for 257.70 feet to a point on the North right of way of said road No. 47; thence turn an angle of 93 degrees 46 minutes 33 seconds to the left and run southeasterly along the North right of way of said road for 191.09 feet back to the point of beginning.

**ALSO:**

Commence at the Northwest corner of Section 15 Township 24 North, Range 15 East, Shelby County, Alabama, and run South 89 degrees 50 minutes 30 seconds East for 22.68 feet to the East right of way of County Road 47 and the point of beginning. From said point of beginning, leaving said road, run North 89 degrees 54 minutes 48 seconds East for 67.00 feet; thence run South 66 degrees 58 minutes 22 seconds west for 51.60 feet to the East right of way of County Road 47; thence along said road, North 44 degrees 10 minutes 14 seconds West for 28.00 feet to the point of beginning.

**PARCEL II:**

The following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the Southeast 1/4 of Section 9 and in the Southwest 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said Section 10; thence run East along the South section line 304.36 feet to the point of beginning; thence continue last course 1015.90 feet; thence turn left 88 degrees 23 minutes 27 seconds and run North 1326.87 feet; thence turn right 00 degrees 09 minutes 09 seconds and continue North 414.31 feet; thence turn left 00 degrees 01 minutes 09 seconds and continue North 931.00 feet; thence turn left 126 degrees 09 minutes 00 seconds and run Southwest 1144.69 feet; thence turn right 19 degrees 22 minutes 25 seconds and continue Southwest 817.44 feet; thence turn left 45 degrees 26 minutes 44 seconds and run Southwest 89.44 feet; thence turn left 73 degrees 54 minutes 42 seconds and run Southeast 698.80 feet; thence turn right 90 degrees 00 minutes 00 seconds and run Southwest 880.00 feet to a point on the Northeast right of way of Shelby County Highway #47; thence turn left 90 degrees 00 minutes 00 seconds and run Southeast along said Right-Of-Way 75.89 feet; thence turn left 00 degrees 02 minutes 43 seconds and continue Southeast along said Right-Of-Way 580.87 feet; thence turn left 86 degrees 13 minutes 27 seconds and run Northeast 257.70 feet; thence turn right 94 degrees 42 minutes 19 seconds and run Southeast 375.87 feet to the point of beginning.

Situated in Shelby County, Alabama.

**LESS AND EXCEPT:**

Property conveyed in deed to Jeffrey Scott Davidson and Rachel Hughes Davidson, recorded in Inst. 20201123000537790, in Probate Office of Shelby County, Alabama.

**LESS AND EXCEPT:**

Property conveyed in deed to Jerome L. Smith, recorded in Inst. 20210805000380970, in Probate Office of Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/22/2025 01:24:44 PM  
 \$728.00 JOANN  
 20251222000391140

*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 Johnny L. Jones and Vickie Jones

Grantee's Name Nicholas Anagnostopoulos  
 Anna Dempsey Anagnostopoulos  
 Alexandros Prescott  
 Anagnostopoulos

Mailing Address

*2548 Sadler Ridge Rd*  
*McCalla, AL 35111*

Mailing Address

*7605 Hwy 47*  
*Shelby, AL 35143*

Property Address

7605 Highway 47  
 Shelby, AL 35143

Date of Sale December 19, 2025

Total Purchase Price \$699,000.00

or

Actual Value

or

Assessor's Market Value

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 of 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 December 18, 2025

Print Johnny L. Jones

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1