

This Instrument was Prepared by:

Send Tax Notice To: Joe A Young Jr.

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

P.O. Box 380005
Birmingham, AL 35238

File No.: MV-25-30942

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents (\$129,900.00)**, 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, **James Clark and Tracy Clark**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joe A Young Jr.**, (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 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$103,920.00 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 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, 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 29th day of December, 2025.

James Clark

Tracy Clark

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 James Clark and Tracy Clark, 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 29th day of December, 2025.

Notary Public, State of Alabama

My Commission Expires: 8-19-28

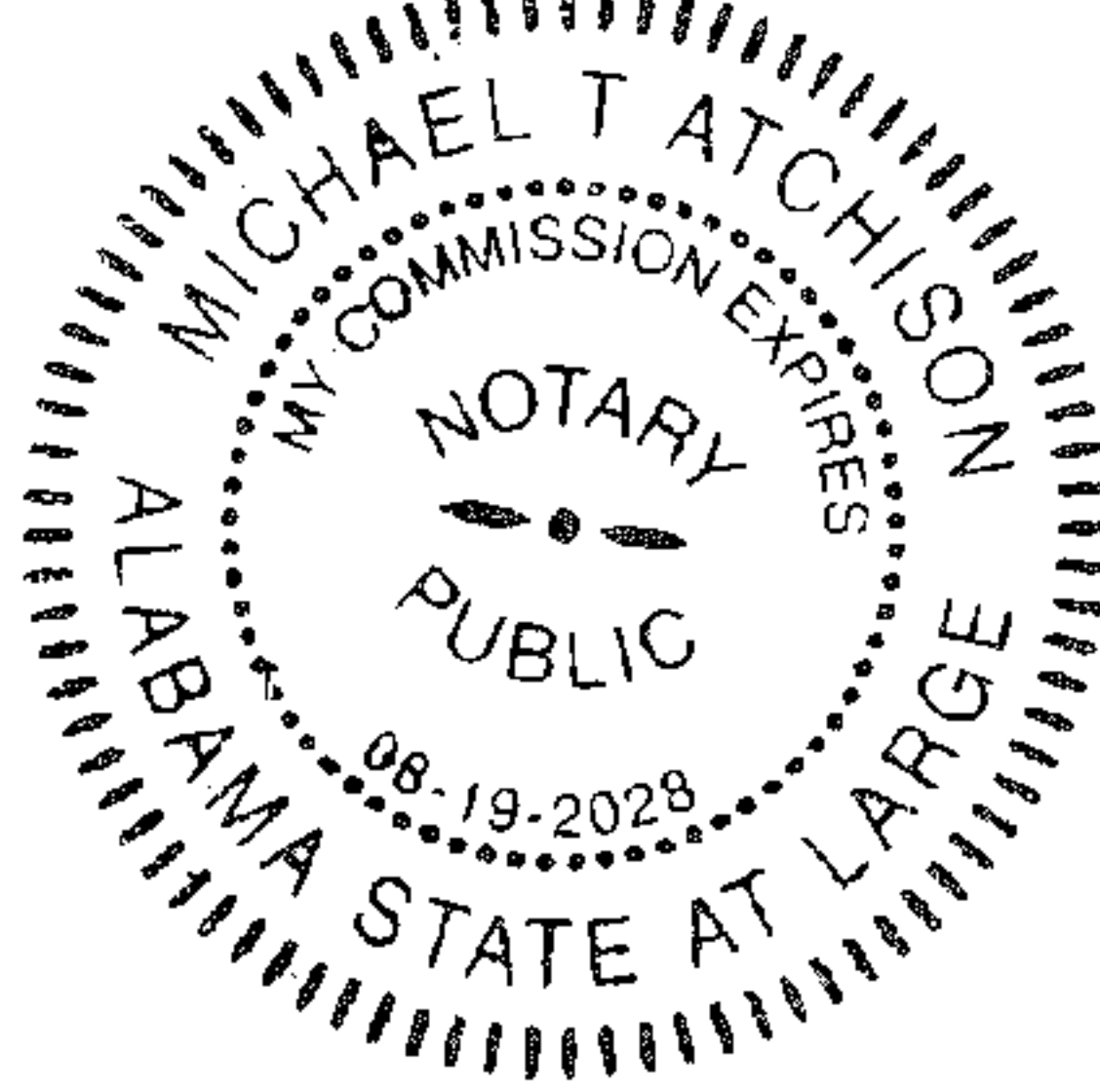


EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the NE 1/4 of the NE 1/4 of Section 7, Township 21, Range 2 East of the Huntsville Meridian Shelby County, Alabama, more particularly described as follows:
Beginning at a point which is North 297.33 feet and East 311.28 feet from the SW corner of the NE 1/4 of the NE 1/4 Section 7, thence from the true point of beginning North 78°12' East 185.00 feet to the 397' contour line; thence along said contour line South 07°18' East 99.21 feet; thence continue along said contour line South 07°41' East 1.10 feet; thence leaving said contour line South 78°12' West 177.28 feet; thence North 11°48' West 100.00 feet to the Point of Beginning. Said property is in Tract 4-A.

24-month chain of title: Instrument #20250731000228080, being a Warranty Deed, Jointly for Life with Remainder to Survivor, dated July 28, 2023, to James Clark and Tracy Clark

