

THIS DEED HAS BEEN PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
SANDRA ELLISON,
BRIAN ALAN ELLISON, and
CINDY MICHELLE GRIER
POST OFFICE BOX 433
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, SANDRA ELLISON, a widow, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto SANDRA ELLISON, BRIAN ALAN ELLISON, and CINDY MICHELLE GRIER, (herein referred to as GRANNEES), as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them, joint with right of survivorship, in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

See legal description set out in the attached hereto as "Exhibit A"

SUBJECT TO:

1. Current taxes;
2. Existing easements, restrictions, set-back lines, right of ways, limitations if any, of record.

The sole purpose of this conveyance to add children to the title and vest the property with right of survivorship.

SANDRA ELLISON and SANDRA HOSMER ELLISON is one and the same person.

Sandra Hosmer Ellison is the surviving Grantee in that certain deed recorded in Book: 283, Page, 149, Instrument No. 19731018000058240; the other Grantee, Bobby Ray Ellison, having died on or about September 4, 2024.

Sandra Hosmer Ellison is the surviving Grantee in that certain deed recorded in Book: 310, Page, 225, Instrument No. 19780131000012290; the other Grantee, Bobby Ray Ellison, having died on or about September 4, 2024.

Sandra Hosmer Ellison is the surviving Grantee in that certain deed recorded in Book: 325, Page, 804, Instrument No. 19800404000040180; the other Grantee, Bobby Ray Ellison, having died on or about September 4, 2024.

TO HAVE AND TO HOLD Unto the said GRANTEEES, their heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEEES, their heirs, executors, and administrators, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs, executors, and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 12th day of December, 2025.

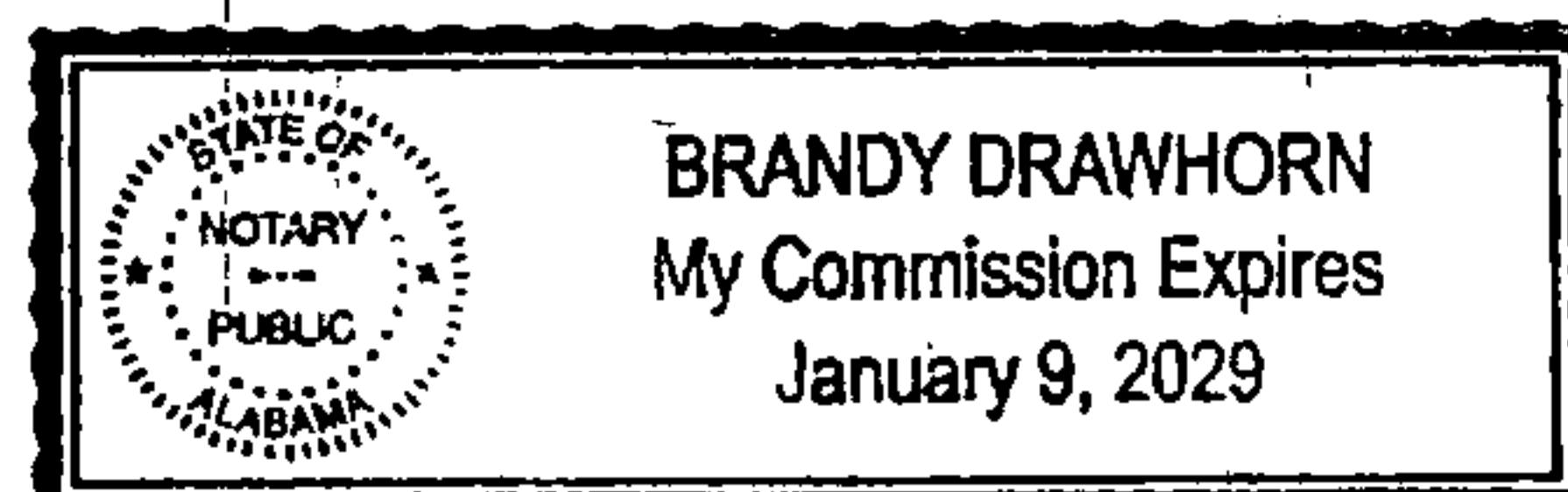
Sandra Ellison (L.S.)
SANDRA ELLISON

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that SANDRA ELLISON, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December, 2025.

Brandy Drawhorn
NOTARY PUBLIC
My Commission Expires: 1/9/2029



2026010200001320 3/5 \$330.50
Shelby Cnty Judge of Probate, AL
01/02/2026 11:15:45 AM FILED/CERT

Grantor's Name:
SANDRA ELLISON

Mailing Address:
P.O. BOX 433
PELHAM, ALABAMA 35124

Property Address:

PARCEL 1 (14-5-16-0-000-009.000)
5025 HIGHWAY 11
PELHAM, ALABAMA 35124

PARCEL 2 (14-5-16-0-000-008.002)
9.74 ACRES VACANT LAND
PELHAM, ALABAMA 35124

PARCEL 3 (14-5-16-0-000-008.003)
1.03 ACRES VACANT LAND
PELHAM, ALABAMA 35124

PARCEL 4 (14-5-16-0-000-008.004)
4.96 ACRES VACANT LAND
PELHAM, ALABAMA 35124

Bill of Sale
 Sales Contract
 Closing Statement

Grantee's name:
SANDRA ELLISON
BRIAN ALAN ELLISON
CINDY MICHELLE GRIER

Mailing Address:
P.O. BOX 433
PELHAM, ALABAMA 35124

Date of Sale: December 12, 2025

Assessor's Market Value \$333,640.00
2/3 value of \$222,426.67

Assessor's Market Value \$70,350.00
2/3 value of \$46,900.00

Assessor's Market Value \$6,090.00
2/3 value of \$4,060.00

Assessor's Market Value \$32,450.00
2/3 value of \$21,633.34

Front of Foreclosure Deed
 Appraisal
 Other TAX ASSESSOR

EXHIBIT A

PARCEL I: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 WEST, RUN NORTHERLY ALONG THE EAST BOUNDARY LINE OF THE NW L/4 OF SAID SECTION 274.08 FEET; THENCE TURN LEFT AN ANGLE OF 118°, 39' AND RUN SOUTHWESTERLY 1430.94 FEET; THENCE TURN RIGHT AN ANGLE OF 92°, 49' AND RUN NORTHWESTERLY 51.47 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 11 FOR THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE TURN LEFT AN ANGLE OF 34°, 30' AND RUN NORTHWESTERLY 478.35 FEET; THENCE TURN LEFT AN ANGLE OF 87°, 04 1/2' AND RUN SOUTHWESTERLY 224.7 FEET; THENCE TURN LEFT AN ANGLE OF 53°, 27 1/2' AND RUN SOUTHWESTERLY 303.93 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF SHELBY COUNTY ROAD NO. 11; THENCE TURN LEFT AN ANGLE OF 98°, 00' 30" AND RUN NORTHEASTERLY ALONG SAID R.O.W. LINE OF SAID ROAD 489.06 FEET TO THE POINT OF BEGINNING.

THIS LAND BEING A PART OF THE NORTH HALF OF THE SW 1/4 OF SECTION 16, TSP. 20S, R. 2W. AND BEING 2.95 ACRES, MORE OR LESS.

PARCEL II: BEGIN AT THE N.E. CORNER OF THE SW1/4 OF SECTION 16, T-20-S, R-2-W, AND RUN WESTERLY ALONG THE NORTH SIDE OF THE SAID QUARTER FOR 597.88 FT. TO THE POINT OF BEGINNING (SAID POINT BEING ON THE NORTH RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 11), THEN CONTINUE ALONG THE LAST DESCRIBED COURSE RUNNING WESTERLY FOR 1529.28 FT., THEN TURN AN ANGLE OF 100 DEG. 51 MIN 24 SEC TO THE LEFT AND RUN SOUTHEASTERLY FOR 793.70 FT. TO A POINT ON THE NORTH R.O.W. OF SHELBY COUNTY ROAD NO. 11, THEN TURN AN ANGLE OF 108 DEG 33 MIN 07 SEC TO THE LEFT AND RUN NORTHEASTERLY ALONG SAID R.O.W. FOR 319.67 FT., THEN TURN AN ANGLE OF 82 DEG 08 MIN 32 SEC TO THE LEFT AND RUN NORTHWESTERLY FOR 303.92 FT., THEN TURN AN ANGLE OF 53 DEG 27 MIN 30 SEC TO THE RIGHT AND RUN NORTHEASTERLY FOR 224.70 FT., THEN TURN AN ANGLE OF 87 DEG 04 MIN 30 SEC TO THE RIGHT AND RUN SOUTHEASTERLY FOR 478.35 FT. TO A POINT ON THE NORTH R.O.W. OF SHELBY COUNTY ROAD NO. 11, THEN TURN AN ANGLE OF 148 DEG 23 MIN 28 SEC TO THE LEFT AND RUN NORTHWESTERLY FOR 210.00 FT., THEN TURN AN ANGLE OF 90 DEG 00 MIN TO THE RIGHT AND RUN NORTHEASTERLY FOR 210.00 FT., THEN TURN AN ANGLE OF 90 DEG 00 MIN TO THE RIGHT AND RUN SOUTHEASTERLY FOR 210.00 FT. TO A POINT ON THE NORTH R.O.W. OF SHELBY COUNTY ROAD NO. 11, THEN TURN AN ANGLE OF 90 DEG 00 MIN TO THE LEFT AND RUN NORTHEASTERLY ALONG THE NORTH R.O.W. OF SAID ROAD NO. 11, FOR 565.68 FT. BACK TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9.740 ACRES AND IS SUBJECT TO THE EASEMENTS, RIGHTS OF WAYS, AND RESTRICTIONS OF RECORD.

PARCEL III: A PARCEL OF LAND LOCATED IN SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST

CORNER OF SAID SOUTHWEST 1/4; THENCE IN A WESTERLY DIRECTION, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2127.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG LAST DESCRIBED COURSE, ALONG SAID NORTH LINE, A DISTANCE OF 57.02 FEET; THENCE 100 DEGREES 51 MINUTES 24 SECONDS LEFT, IN A SOUTHEASTERLY DIRECTION, A DISTANCE OF 823.97 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 11; THENCE 109 DEGREES 13 MINUTES 44 SECONDS LEFT, IN A NORTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 59.31 FEET; THENCE 70 DEGREES 46 MINUTES 16 SECONDS LEFT, IN A NORTHWESTERLY DIRECTION, A DISTANCE OF 793.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.039 ACRES.

PARCEL IV: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 2,185.98' TO A POINT; THENCE TURN 101 DEG. 09 MIN 34 SEC. LEFT AND RUN SOUTH-SOUTHEASTERLY 21.57' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 245.33' TO A POINT; THENCE TURN 64 DEG. 22 MIN. 49 SEC. RIGHT AND RUN SOUTHWESTERLY A DISTANCE OF 638.85' TO A POINT; THENCE TURN 126 DEG. 25 MIN. 43 SEC. RIGHT AND RUN NORTHERLY 620.74' TO A POINT; THENCE TURN 90 DEG. 028 MIN. 00 SEC. RIGHT AND RUN. EASTERLY 468.01' TO THE POINT OF BEGINNING, CONTAINING 4.96 ACRES AND SUBJECT TO ANY AND ALL AGREEMENTS, EASEMENTS, RESTRICTIONS AND/OR LIMITATIONS OF PROBATED RECORD OR APPLICABLE LAW.

ALSO THE PROPERTY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE WESTERLY ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 2,185.98' TO A POINT; THENCE TURN 101 DEG. 09 MIN. 34 SEC. TO THE LEFT AND RUN SOUTHEASTERLY A DISTANCE OF 245.53' TO THE POINT OF BEGINNING OF THE PROPERTY BEING DESCRIBED; THENCE CONTINUE ALONG LAST DESCRIBED COURSE A DISTANCE OF 578.74' TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 11; THENCE TURN 70 DEG. 40 MIN. 20 SEC. RIGHT AND RUN SOUTHWESTERLY ALONG SAID HIGHWAY RIGHT OF WAY LINE A DISTANCE OF 10.09' TO A POINT; THENCE TURN 109 DEG. 19 MIN. 40 SEC. RIGHT AND RUN NORTHERLY PARALLEL AND 10 FEET WEST OF THE EAST LINE OF SAID PROPERTY A DISTANCE OF 577.46' TO A POINT; THENCE RUN 64 DEG. 23 MIN. 49 SEC. RIGHT AND RUN NORTHEASTERLY A DISTANCE OF 11.09' TO THE POINT OF BEGINNING.