

Send tax notice to:
Terri Stricklin
201 Highway 47
Columbiana, AL, 35051

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2025406T

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Susan Clements and Randall Clements, husband and wife**, whose mailing address is **6491 Highway 51, Wilsonville, AL 35186**, (hereinafter referred to as "Grantors") by **Terri Stricklin and Christopher Stricklin** whose property address is: **201 Highway 47, Columbiana, AL, 35051** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the NE 1/4 of SE 1/4 of Section 26, Township 21 South, Range 1 West; thence run South along the East line of said 1/4 1/4 Section a distance of 302.14 feet; thence turn an angle of 86 degrees 10 minutes right and run a distance of 62.38 feet; thence turn an angle of 82 degrees 15 minutes right and run a distance of 100 feet; thence turn an angle of 82 degrees 15 minutes left and run a distance of 192.87 feet to the point of beginning; thence continue in the same direction a distance of 107.13 feet; thence turn an angle of 84 degrees 27 minutes right and run a distance of 175.00 feet; thence turn an angle of 95 degrees 59 minutes 30 sec. to the right and run a distance of 135.44 feet; thence turn an angle of 93 degrees 19 minutes 09 seconds to the right and run a distance of 173.51 feet to the point of beginning; Situated in the NE 1/4 of SE 1/4 of Section 26, Township 12 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2025 which constitutes a lien but are not yet due and payable until October 1, 2026.
2. Subject to easements, restrictions and setback lines, if any, of record.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, immunities, and release of damages relating thereto, whether or not appearing in the Public Records.


\$500,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 23 day of December, 2025.


Susan Clements


Randall Clements

STATE OF ALABAMA
COUNTY OF SHELBY

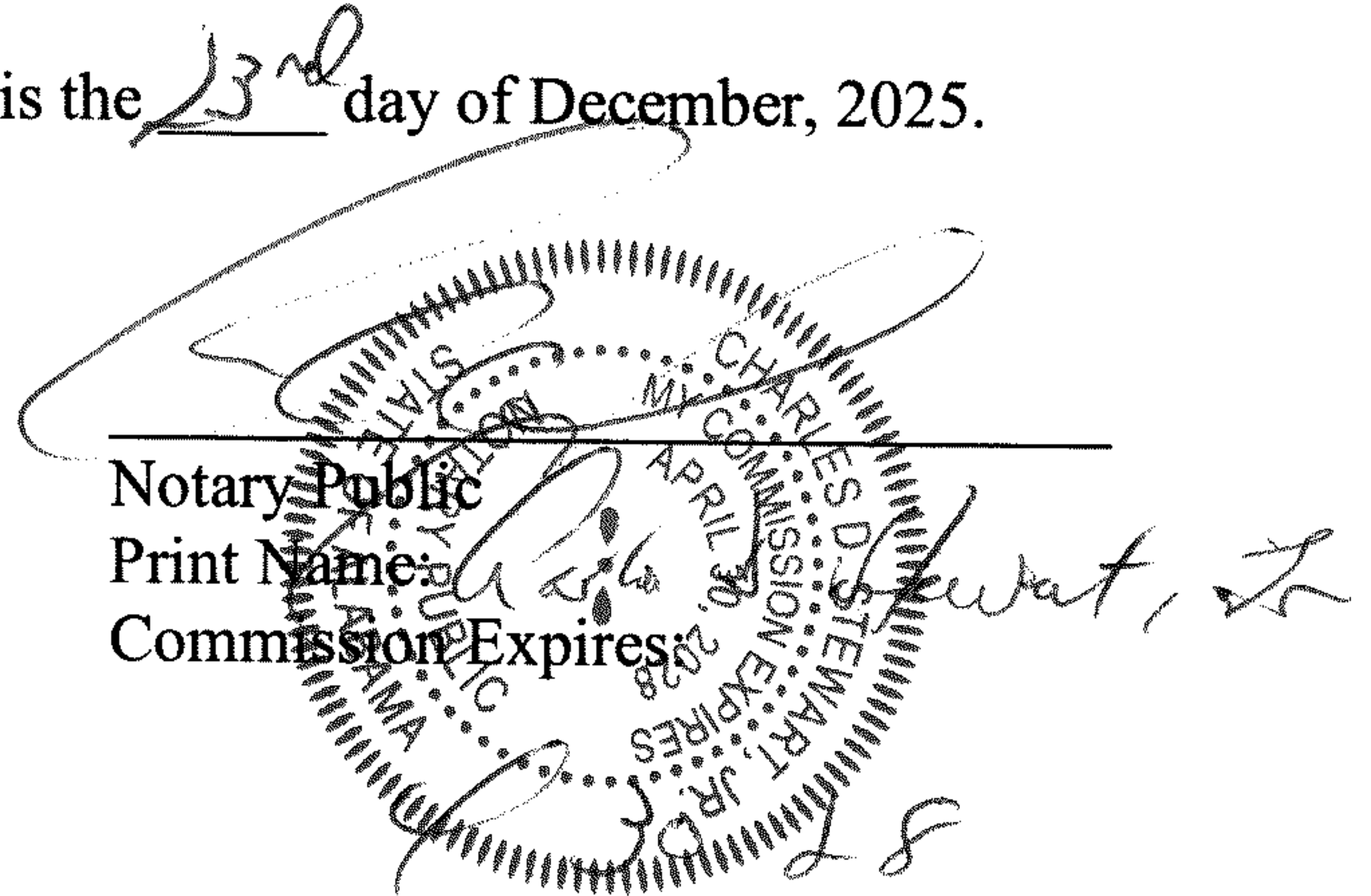
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susan Clements and Randall Clements whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 23rd day of December, 2025.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2026 11:12:52 AM
\$175.00 JOANN
20260105000002710

Allie S. Bayl