

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Thirty-Five Thousand and No/100 Dollars (\$235,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Gayle E. Seabrooke, a married person** (herein referred to as grantor), grant, bargain, sell and convey unto **Bradley James Akins and Emily Roberts Reed** (herein referred to as grantees) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

From the Northeast corner of the Northeast quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West, run Westerly along the North boundary line of said quarter-quarter section for 325 feet to the point of beginning of the land herein described; thence run Westerly along the North boundary line of said quarter-quarter Section for 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Southerly 200.0 feet; thence turn an angle of 88 degrees 46 minutes 21 seconds to the left and run Easterly 100.0 feet; thence turn an angle of 91 degrees 13 minutes 39 seconds to the left and run Northerly 200.0 feet to the point of beginning, being part of the NE quarter of the Southeast quarter of Section 34, Township 20 South, Range 3 West. Situated in the town of Alabaster, Shelby County, Alabama.

For ad valorem tax purposes only, the address of the above-described property is 1238 Bennett Drive, Alabaster, AL 35007. This property is not the homesteaded residence of the grantor or her spouse.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights-of-way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEEES 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 to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

SIGNATURE AND NOTARY ON FOLLOWING PAGE

In Witness Whereof, I have hereunto set my hand and seal this 6th day of January, 2026.

Gayle E. Seabrooke

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Gayle E. Seabrooke**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 6th day of January, 2026.



David C. Warner
NOTARY PUBLIC

My Commission Expires: 3/2/27

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/07/2026 09:06:29 AM
 \$35.50 KELSEY
 2026010700005030

Allie S. Baysl

Real Estate Sales Validation Form

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

Grantor's Name Gayle E. Seabrooke
 Mailing Address 170 Windsor Lane
Pelham, AL 35124

Grantee's Name Bradley James Akins
 Mailing Address 1238 Bennett Drive
Alabaster, AL 35007

Property Address 1238 Bennett Drive
Alabaster, AL 35007

Date of Sale January 6, 2026
 Total Purchase Price \$235,000.00
 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 Appraisal
 Sales Contract Other
 Closing Statement

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 or 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 January 6, 2026

Print

Leanne G. Ward

Unattested

(verified by)

Sign

Leanne G. Ward

(Grantor/Grantee/Owner/Agent) circle one