

20260108000006240
01/08/2026 09:17:31 AM
DEEDS 1/3

Send Tax Notice to:
Darryl F. Perry and Renee L. Perry
68 Cedar Ln.
Columbiana, AL 35051

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-13339**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY EIGHT THOUSAND AND 00/100 (\$298,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **John C. Malkow and Anita K. Malkow, Co-Trustees of The Malkow Family Trust dated August 23, 1993** (herein referred to as "Grantor," whether one or more), whose mailing address is

2171 Parkway Lake Drive, Apt. 3004, Hoover, AL 35244

by **Darryl F. Perry and Renee L. Perry** (herein referred to as "Grantee," whether one or more), whose mailing address is

68 Cedar Ln., Columbiana, AL 35051

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **68 Cedar Ln., Columbiana, AL 35051**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$277,140.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 5 day of January,
 2026

The Malkow Family Trust dated August 23, 1993

By: John C. Malkow, Co-Trustee

By: Anita K. Malkow, Co-Trustee

State of Alabama
 County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **John C. Malkow, Co-Trustee and Anita K. Malkow, Co-Trustee**, whose name(s) as **Co-Trustee(s) of The Malkow Family Trust**, 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, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Co-Trustee(s) of The Malkow Family Trust**, on the day the same bears date.

Given under my hand and official seal this 5 day of January, 2026

Notary Public

Sandy F. Johnson

Printed Name

My Commission Expires: 01/09/2027

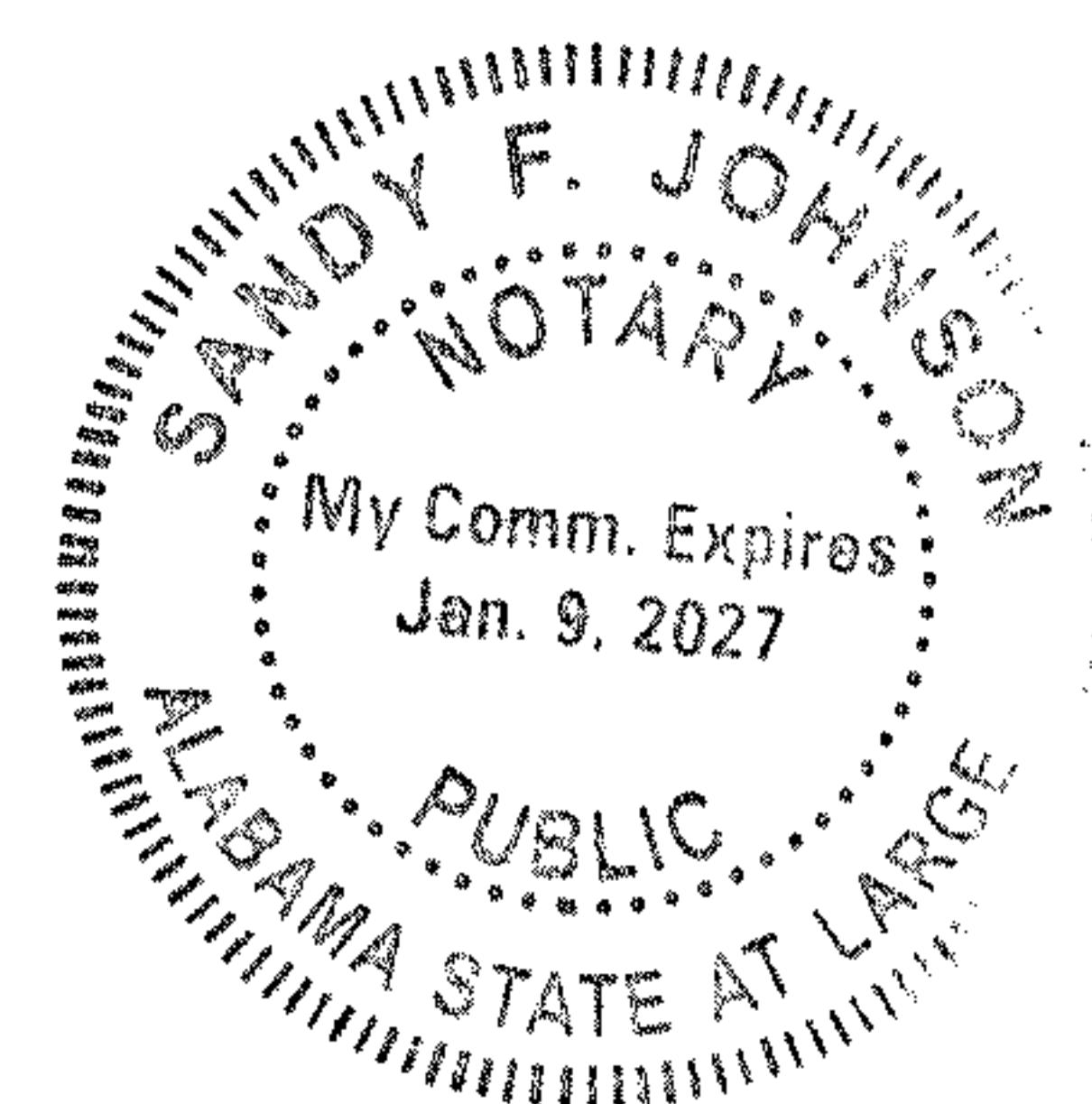
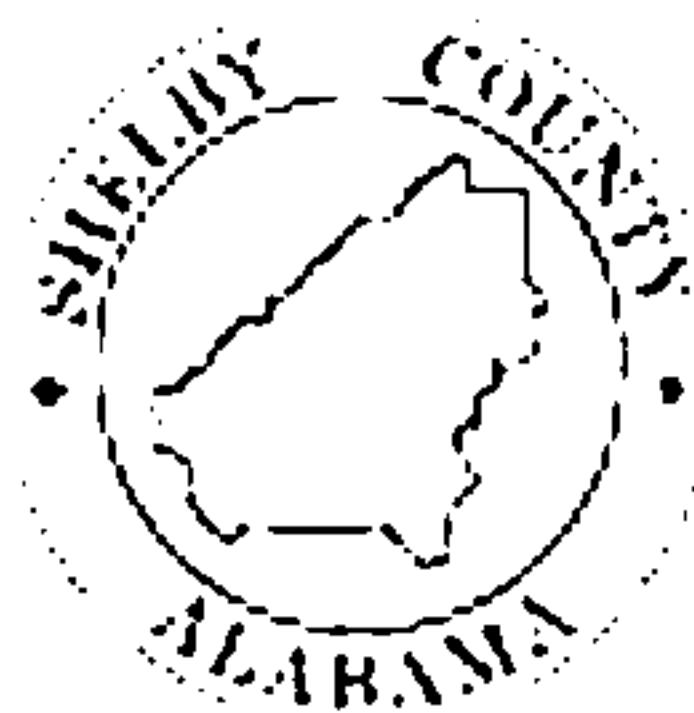


EXHIBIT A

Property 1:

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:
THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN SHELBY COUNTY, ALABAMA.
 COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 1 WEST, THENCE SOUTH 65 DEG 43' 02" WEST FOR A DISTANCE OF 2645.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 86 DEG 08' 14" WEST FOR A DISTANCE OF 128.65 FEET; THENCE NORTH 03 DEG 45' 28" WEST FOR A DISTANCE OF 141.76 FEET; THENCE SOUTH 89 DEG 35' 05" WEST FOR A DISTANCE OF 191.48 FEET TO THE EASTERN RIGHT OF WAY OF SHELBY COUNTY HIGHWAY 47 (80' RIGHT OF WAY) THENCE ALONG SAID RIGHT OF WAY NORTH 16 DEG 57' 02" WEST FOR A DISTANCE OF 75.03' TO THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF CEDAR LANE (60' RIGHT OF WAY); THENCE LEAVING HIGHWAY 47, ALONG CEDAR LINE NORTH 88 DEG 46' 35" EAST FOR A DISTANCE OF 275.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 515.06 FEET, AND A CHORD BEARING OF SOUTH 85 DEG 55' 34" EAST WITH A CHORD DISTANCE OF 95.11 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 95.24 FEET; THENCE LEAVING SAID RIGHT OF WAY SOUTH 05 DEF 18' 48" WEST FOR A DISTANCE OF 203.16 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED. Source of Title: Warranty Deed from James E. McFarland and Charlotte H. McFarland to The Malkow Family Trust dated April 12, 2021 and recorded on April 13, 2021 in Instrument Number 20210413000182880 of the Office of the Judge of Probate of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2026 09:17:31 AM
\$50.00 JOANN
20260108000006240

Allie S. Bayl