

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Kimberly K. Kleman and
David A. Kleman
960 Camp Branch Road,
Alabaster, AL 35007

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Six Hundred Thirty-Five Thousand and 00/100 Dollars (\$635,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **MATTHEW T. MASSEY, a married person and FRAN S. MASSEY, a married person** (herein referred to as Grantors) grant, bargain, sell and convey unto **KIMBERLY K. KLEMAN and DAVID A. KLEMAN** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT “A” ATTACHED HERETO

This property does not constitute the homestead of Grantor as defined in §6-10-3, Code of Alabama (1975).

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$535,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

In Witness Whereof, we have hereunto set our hands and seals this 29th day of December, 2025.

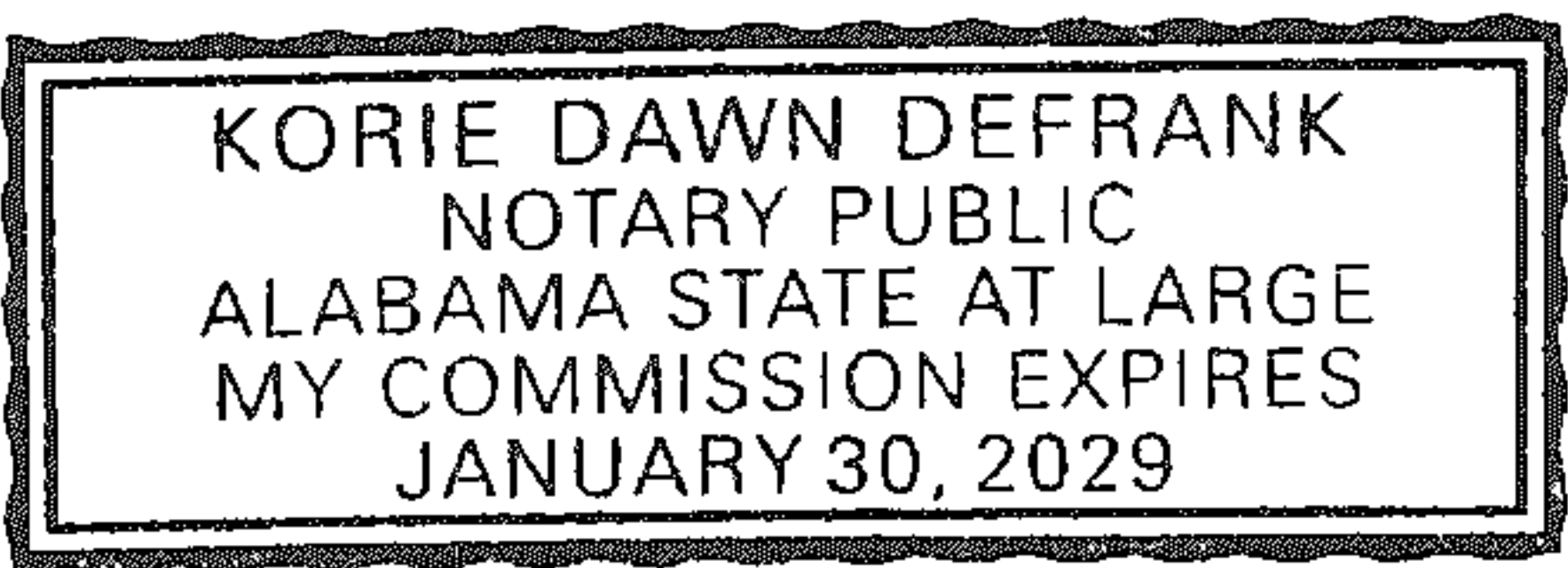
Matthew T. Massey, by Jerrica Fletcher, Agent
MATTHEW T. MASSEY by JERRICA FLETCHER, Agent

Fran S. Massey, by Jerrica Fletcher, Agent
FRAN S. MASSEY by JERRICA FLETCHER, Agent

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JERRICA FLETCHER**, whose name as Agent for **MATTHEW T. MASSEY and FRAN S. MASSEY**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Agent, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December, 2025.



K D D
Notary Public
My Commission Expires: 01/30/2029

EXHIBIT "A"

A parcel of land located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Begin at the SW corner of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 9; thence run north along the west line of said twenty a distance of 196.57 feet; thence turn right 92 deg. 10 min. 56 sec. a distance of 665.27 feet; thence turn right 87 deg. 48 min. 36 sec. a distance of 196.57 feet to the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence turn right 92 deg. 11 min. 24 sec. along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 665.30 feet to the point of beginning; being situated in Shelby County, Alabama.

The metes and bounds description being one and the same as Lot 1, Camp Branch Estates, Map Book 9, Page 76.

TAX PARCEL NUMBER: 22-2-09-0-000-004.010

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|----------------------------|---|
| Grantor's Name | MATTHEW T. MASSEY | Grantee's Name | KIMBERLY K. KLEMAN |
| Mailing Address | FRAN S. MASSEY 793 Arabian Road, Columbiana, AL 35051 | Mailing Address | DAVID A. KLEMAN 960 Camp Branch Road, Alabaster, AL 35007 |
| Property Address | 960 Camp Branch Road, Alabaster, AL 35007 | Date of Sale | December 29, 2025 |
| | | Total Purchase Price \$ | 635,000.00 |
| | | 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 |
| <input checked="" type="checkbox"/> Sales Contract | _____ Other _____ |
| <input checked="" type="checkbox"/> 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 | December 29, 2025 | Print | B. CHRISTOPHER BATTLES |
| _____ Unattested | _____ (verified by) | Sign |  (Grantor/Grantee/Owner/Agent) circle one |

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/08/2026 11:18:10 AM
\$128.00 JOANN
20260108000006830

Allen S. Bayl