

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED

SEND TAX NOTICES TO:

2633 11th St
Clanton, AL 35040

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of FOUR HUNDRED FIFTY THOUSAND AND 00/100 (450,000.00) and other valuable considerations to the undersigned GRANTOR(S), James Michael Jeffers II and Melissa Rice Jeffers AKA Melissa A. Rice, husband and wife, in hand paid by the GRANTEE(S), David Andrew Bradshaw and Amber Nicole Bradshaw, as joint tenants with right of survivorship, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby, Alabama, to wit:

Parcel 1 - 35 2 03 4 001 005.000
Lot 23 of Allendale Subdivision, as recorded in Map Book 4, page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 2 - 35 2 03 4 001 001.000
Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence North 02 deg. 47 min. 12 sec. West, a distance of 502.97 feet to the point of beginning; thence continue along the last described course, a distance of 205.70 feet; thence North 90 deg. 00 min. 00 sec. West a distance of 241.96 feet; thence North 58 deg. 30 min. 42 sec. West a distance of 123.91 feet; thence South 39 deg. 04 min. West, a distance of 253.67 feet; thence South 03 deg. 54 min. 26 sec. East, a distance of 73.40 feet; thence North 90 deg. 00 min. 00 sec. East a distance of 512.50 feet to the point of beginning. Said parcel containing 2.37 acres, more or less.

Parcel 3 - 35 2 03 4 001 006.000
Lot 22 of Allendale Subdivision, as recorded in Map Book 4, page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 4 - 35 2 03 4 001 001.005
Commence at the SE corner of the NE 1/4 of the SE 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence North 02 deg. 47 min. 12 sec. West, a distance of 708.67 feet to the point of beginning; thence continue along the last described course, a distance of 354.64 feet; thence South 86 deg. 17 min. 18 sec. West, a distance of 190.48 feet; thence South 02 deg. 38 min. 26 sec. East, a distance of 98.82 feet; thence South 39 deg. 04 min. 04 sec. West, a distance of 229.84 feet; thence South 58 deg. 30 min. 42 sec. East, a distance of 123.91 feet; thence North 90 deg. 00 min. 00 sec. East, a distance of 241.96 feet to the point of beginning. Said parcel containing

1.99 acres, more or less.

Parcel 5 - 35 2 03 4 001 007.000

Lot 21 of Allendale Subdivision, as recorded in Map Book 4, page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20140806000244180.

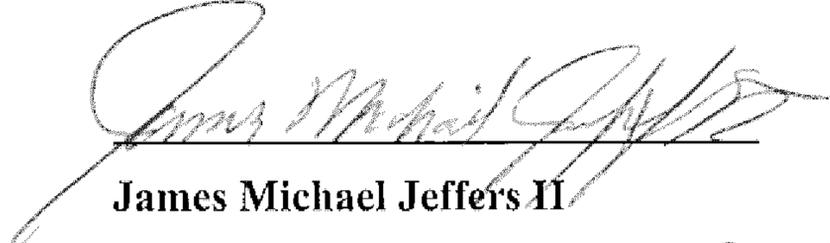
NOTE: \$360,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 15th day of December, 2025.

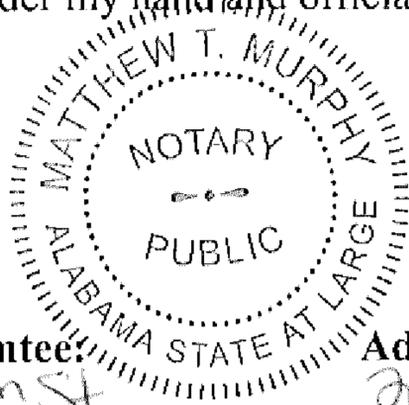

James Michael Jeffers II


Melissa Rice Jeffers

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that James Michael Jeffers II and Melissa Rice Jeffers 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2025.



[Signature]
NOTARY PUBLIC
My Commission Expires: 12-10-29

Address of Grantee:

2633 11th St
Calera, AL 35040

Address of Grantor:

217 Buck Cir
Clanton, AL 35045

Property Address:

2633 16th Street, Calera, AL
35040

Real Value: \$450,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2026 02:04:27 PM
\$119.00 KELSEY
20260114000013130

Alvin S. Bayl