

File No.: 26001

WARRANTY DEED

STATE OF ALABAMA)	SEND TAX NOTICE TO:	THIS INSTRUMENT PREPARED BY: W.
)	Anna Graham Fievet	Eric Pitts, W. Eric Pitts, L.L.C. PO Box 280,
COUNTY OF SHELBY)	2261 Highway 86	Alabaster, AL 35007. No title opinion
)	Calera, AL 35040	requested, none rendered.

KNOW ALL MEN BY THESE PRESENTS that Leif Milliron, a married man (hereinafter "GRANTOR"), for and in consideration of the sum of **\$200,000.00**, to him/her in hand paid, the receipt and sufficiency of which is hereby acknowledged, GRANTOR hereby grants, bargains, sells and conveys to Anna Graham Fievet (hereinafter "GRANTEE"), in fee simple, that property and interest described as follows:

Commencing at the NE corner of the NW 1/4 of the NE 1/4 Section 19, Township 22 South, Range 1 West, the point of beginning; thence South a distance of 445.0' to a point; thence West a distance of 460.0' to a point on the West right-of-way line of Shelby County Road No. 86; thence North 30 deg. 08' West along said right of way line a distance of 525.0' to a point on the North boundary of said 1/4-1/4 line; thence East a distance of 715.0' to the point of beginning.

\$180,000.00 of the purchase price was paid with a contemporaneous Purchase Money Mortgage.

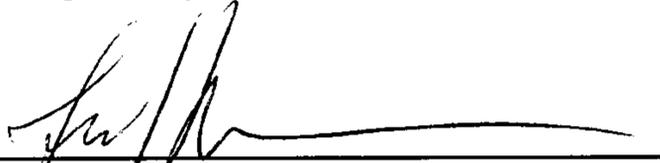
The above described property is not the Grantor's homestead or that of his spouse

SUBJECT TO, EXCEPT AND RESERVING: (a) all reservations, easements, rights-of-way, encumbrances, exceptions, covenants, restrictions, and any and all other interests of record affecting the property whatsoever, (b) any and all taxes, dues, assessments or other charges due or to become due on the property, (c) all encumbrances and encroachments which a reasonable inspection of the premises would reveal and (d) any and all mining, mineral or other similar rights or interests whatsoever.

TO HAVE AND TO HOLD the foregoing premises, together with all and singular the tenements and appurtenances thereto belonging or any wise appertaining except as otherwise noted or excepted above, to the said GRANTEE, and to his/her successors, heirs and assigns forever.

GRANTOR DOES HEREBY COVENANT, for himself/herself, his/her successors, heirs and assigns, with GRANTEE, his/her successors, heirs and assigns, that GRANTOR is at the time of these presents lawfully seized in fee simple of the afore granted premises; (b) that they are free from all encumbrances, unless otherwise noted or excepted above, (c) that GRANTOR has a good right to sell and convey the same and (d) that GRANTOR will warrant and defend the said premises to said GRANTEE, his/her successors, heirs and assigns, forever against the lawful claims and demands of all persons.

GRANTOR HAS HERETO set his/her hand and seal on January 16, 2026.



Leif Milliron

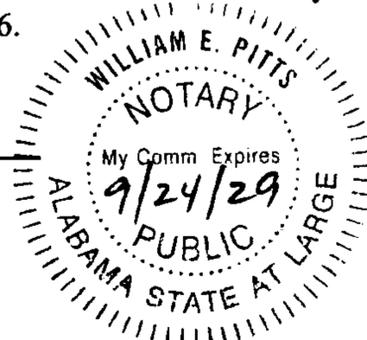
STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said county, hereby certify that Leif Milliron whose name 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 the said instrument, he/she executed the same voluntarily on the day and year set forth above.

GIVEN UNDER MY HAND, on January 16, 2026.



NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name	<u>Leif Milliron</u>	Grantee's Name	<u>Anna Graham Fievet</u>
Mailing Address	<u>272 Horton Loop</u> <u>Calera, AL 35040</u>	Mailing Address	<u>2209 Highway 86</u> <u>Calera, AL 35040</u>
Property Address	<u>2261 Highway 86</u> <u>Calera, AL 35040</u>	Date of Sale	<u>January 16, 2026</u>
		Total Purchase Price	<u>\$ 200,000.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> 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 January 16, 2026 **Print** W Eric Pitts

Unattested _____ **Sign** [Signature]

(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/20/2026 08:32:49 AM
 \$45.00 KELSEY
 20260120000015970

Ally S. Beyl

Form RT-1