

This Instrument Prepared By:  
John Morson  
Dentons Sirote PC  
2311 Highland Ave. S.  
Birmingham, Alabama 35205

Send Tax Notice To:  
Frank L. McEwen Jr.  
345 Chelsea Forest Road  
Columbiana, AL 35051

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTORS. NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA     )  
SHELBY COUNTY         )

**STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned, **Frank Lester McEwen and Helen C. McEwen**, husband and wife (herein referred to each singularly as a "Grantor" and collectively as "Grantors"), in hand paid by **Frank Lester McEwen Jr. and Madelyn Swanson McEwen**, husband and wife (herein referred to each singularly as a "Grantee" and collectively as "Grantees"), the receipt of which is hereby acknowledged, the said Grantors do by these presents GRANT, BARGAIN, SELL, AND CONVEY unto the said Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit (the "Property"):

See Exhibit A attached hereto and incorporated herein by reference.

TOGETHER WITH all appurtenances thereto and improvements thereon belonging or in anywise appertaining, and all right, title, and interest of Grantors in and to all roads, alleys, and ways bounding the Property.

This conveyance is made subject to taxes and assessments for the current years and subsequent years not yet due and payable and all matters of record.

The Grantors hereby covenant and agree with Grantees and Grantees' heirs, representatives, and assigns that the Grantors and Grantors' heirs, representatives, and assigns will warrant and defend the above-described Property against the lawful claims (unless otherwise noted herein) of all persons claiming by, through, or under the Grantors, but not further or otherwise.

TO HAVE AND TO HOLD unto the said Grantees, for and during their joint lives as joint tenants and, upon the death of either of them, then to the survivor of them in fee simple, and to the heirs, executors and assigns of such survivor forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

Pursuant to the provisions of Ala. Code § 40-22-1 (1975), the following information is offered in lieu of submitting Form RT- 1:

<b>Grantors' Name and Mailing Address:</b>	<b>Grantees' Name and Mailing Address:</b>
<b>Frank Lester McEwen and Helen C. McEwen</b> 8700 Chelsea Road Columbiana, AL 35051	<b>Frank Lester McEwen Jr. and Madelyn S. McEwen</b> 345 Chelsea Forest Road Columbiana, AL 35051
<b>Parcel ID No:</b>	15 2 10 0 001 007.001
<b>Property Address:</b>	345 Chelsea Forest Road Columbiana, AL 35051
<b>Date of Sale:</b>	January 12, 2026
<b>Total Purchase Price:</b>	\$485,480.00
<b>The Purchase Price can be verified in:</b>	<input type="checkbox"/> Closing Statement <input type="checkbox"/> Sales Contract <input type="checkbox"/> Appraisal <input type="checkbox"/> Bill of Sale <input checked="" type="checkbox"/> Property Tax Bill or Assessment <input type="checkbox"/> _____

[SIGNATURES APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the said Grantors has hereto set Grantors' hand and seal effective on this the 12th day of January, 2026.

**GRANTORS:**

Frank Lester McEwen  
Frank Lester McEwen

Helen C. McEwen  
Helen C. McEwen

STATE OF Alabama )

COUNTY OF Shelby )

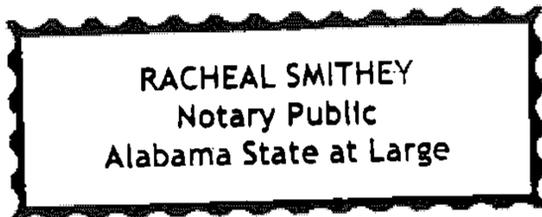
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank Lester McEwen and Helen C. McEwen are signed to the foregoing conveyance, and who are personally known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily.

Given under my hand this 12th day of January, 2026.

[NOTARIAL SEAL]

Racheal Smith  
Notary Public

My Commission expires: 1/30/27



## EXHIBIT A

## LEGAL DESCRIPTION

A parcel of land located in the SE 1/4 of Section 10, Township 20 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 10, Township 20 South, Range 1 West; thence in an easterly direction along the north line thereof, a distance of 371.59 feet; thence 90 degrees 44 minutes 45 seconds right in a southerly direction a distance of 267.89 feet to center of existing road; thence 74 degrees 50 minutes left in a southeasterly direction along said road a distance of 214.85 feet; thence 55 degrees 07 minutes 15 seconds right in a southeasterly direction of 709.0 feet to the point of beginning; thence 180 degrees right in a northwesterly direction a distance of 709 feet to a point in said road; thence 55 degrees 07 minutes 15 seconds left in a northwesterly direction along said road, a distance of 372.69 feet to the beginning of a curve to the left, having a radius of 200.53 feet and a central angle of 45 degrees 36 minutes 30 seconds ; thence southwesterly along arc of said curve a distance of 159.63 feet to end of said curve; thence southwesterly along said road a distance of 121.95 feet to the beginning of a curve to the right, having a radius of 413.40 feet and a central angle of 17 degrees 44 minutes; thence in a southwesterly direction along the arc of said curve a distance of 127.95 feet to end of said curve; thence in a southwesterly direction along said road a distance of 31.91 feet; thence 127 degrees 42 minutes 30 seconds left in a southeasterly direction a distance of 632.56 feet; thence southeasterly and northeasterly along the edge of existing lake to the point of beginning.

Minerals and mining rights excepted.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/27/2026 03:13:04 PM  
 \$516.50 JOANN  
 20260127000025710

*Allie S. Bayl*