

THIS INSTRUMENT PREPARED BY:
MATTHEW T. MURPHY
J. CLAY MADDOX LLC
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975



20260204000032770 1/2 \$92.50
Shelby Cnty Judge of Probate, AL
02/04/2026 11:11:07 AM FILED/CERT

WARRANTY DEED
LIFE ESTATE

SEND TAX NOTICES TO:

1858 Hwy 33 N
Pelham AL 35124

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

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WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, Betty Sue Ryan /aka/ Betty Sue Thomas, a Single person in hand paid by the GRANTEE, Andrew R. Thomas and Travis H. Thomas, the receipt whereof is acknowledged, we, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, in fee simple, reserving a life estate unto Betty Sue Ryan, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama. Thence run Easterly along the North line of said Quarter-Quarter 1,233.27' to the East right of way line of Shelby County Highway No. 33 and the Point of Beginning of the property being described, thence continue along last described course 218.70' to a point, thence 144 degrees 30 minutes right and run Southerly 456.33' to a point, thence 90 degrees 0 minutes right and run Northwesterly 126.0' to a point on the East right of way line of Shelby County Highway No. 33, thence 90 degrees 0 minutes right to a tangent and run Northeasterly along a Highway curve to the right having a central angle of 1 degree, 41 minutes, 50 seconds and a radius of 1,808.0' an arc distance of 53.55' to a point, thence continue northeasterly along said highway right of way line and last described course 222.20' to the point of beginning, containing 1.07 acres and being marked on the corners with iron pins as shown on the plat, subject to easements, rights of way and restrictions of record.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

Shelby County, AL 02/04/2026
State of Alabama
Deed Tax: \$66.50



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The GRANTOR expressly reserves unto Betty Sue Ryan a life estate in and to said property, and it is the GRANTOR expressed intention to convey to the GRANTEE only the remainder interest in said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

Prior Deed Reference: Instrument No.: 19820908000102450.

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

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

IN WITNESS WHEREOF, the said GRANTOR has hereunto set their hand and seal, on this 14 day of January, 2026.

Betty S Ryan
Betty Sue Ryan

STATE OF ALABAMA)
COUNTY OF CHILTON)

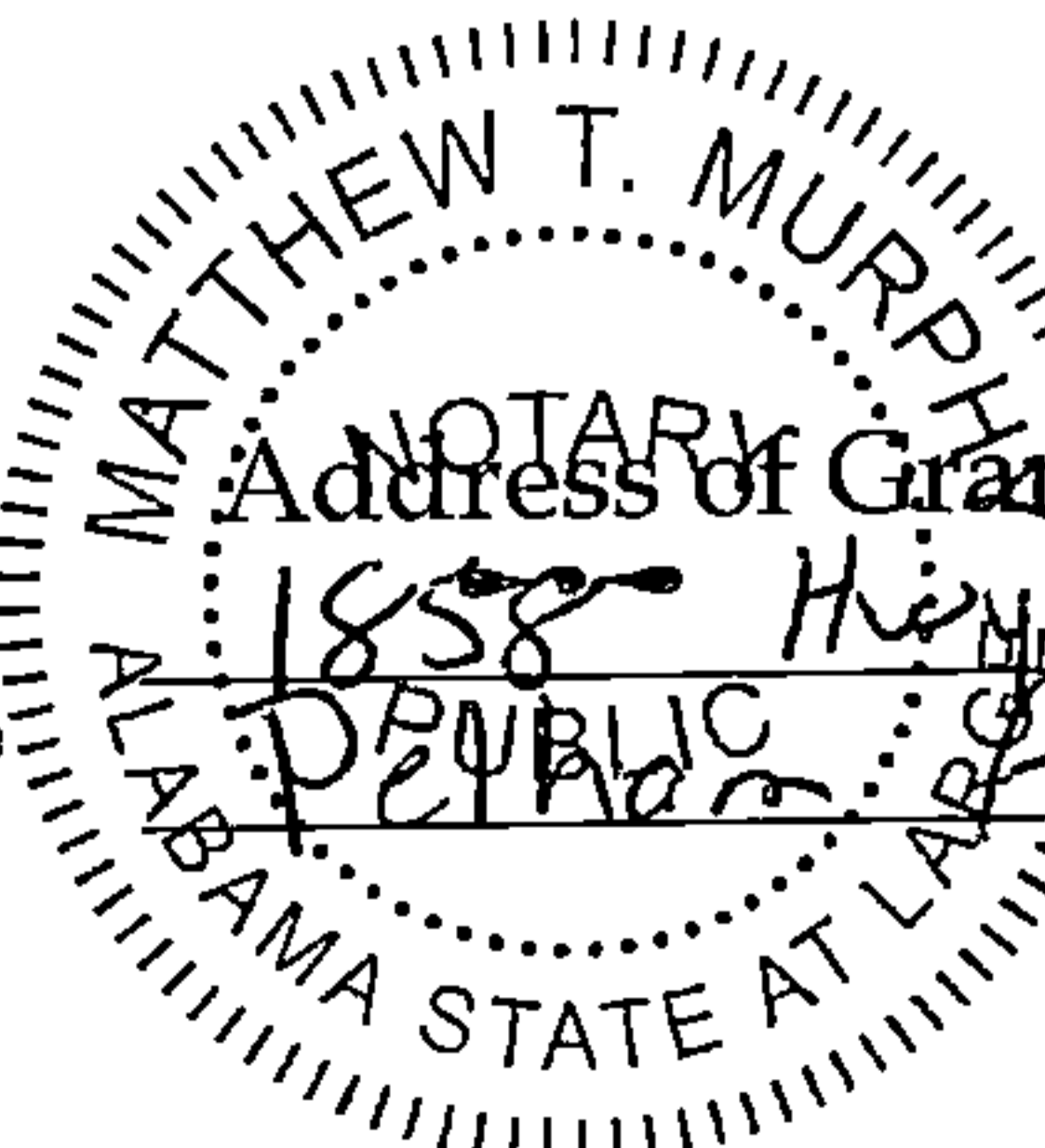
I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Betty Sue Ryan**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of January, 2026.

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/10/2029

Address of Grantee:
127 Chestnut Drive
Alabaster AL 35007
Assessed Value: ~~\$6,640.00~~



Address of Grantor:
1858 Hwy 33 N
PELHAM AL 35124

Property Address:
1858 HWY 33 N
PELHAM, AL 35124

66340