

This Instrument was Prepared by:

Send Tax Notice To: Evan Nash  
Jessie Nash

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

5445 Hwy 86  
Columbiana, AL 35040

File No.: S-26-30989

**CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH  
REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety One Thousand Dollars and No Cents (\$91,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Sommerville Family, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Evan Nash and Jessie Nash**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

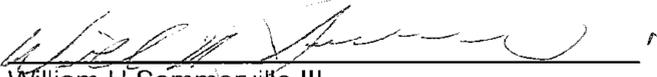
**\$81,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion..

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 3rd day of Feb, 2026.

SOMMERVILLE FAMILY, LLC

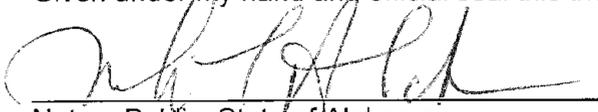
  
William H. Sommerville III  
Managing Member

State of Alabama

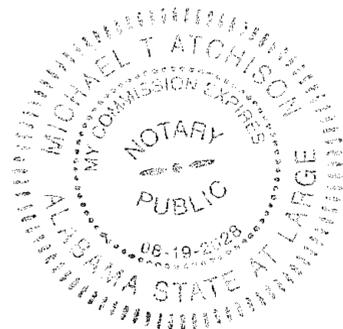
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that William H. Sommerville III as Managing Member of Sommerville Family, LLC 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 foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 3rd day of Feb, 2026.

  
Notary Public, State of Alabama

My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land being a portion of a certain tract of land described in Instrument NO. 20141023000335640, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, lying in the W 1/2 of the NW 1/4 of Section 17, Township 24 North, Range 15 East, Shelby County, Alabama and being more particularly described as follows:

Beginning at a 1 1/2" open top found in place at the NW corner of said Section 17; thence North 88 degrees 07 minutes 45 seconds East along the northerly line of said Section 17, a distance of 789.79 feet to a 5/8" rebar set on the northwesterly right of way line of Wilderness Trail (40' Public right of way); thence leaving said section line run southwesterly along said right of way the following bearings and distances; thence South 24 degrees 08 minutes 54 seconds West a distance of 605.06 feet to a 5/8" rebar set; thence with a curve to the right having an arc length of 170.02 feet, a radius of 365.00 feet, and a chord bearing and distance of South 37 degrees 29 minutes 34 seconds West, 168.49 feet to a 5/8" rebar set; thence South 50 degrees 50 minutes 14 seconds West a distance of 93.94 feet to a 5/8" rebar set; thence with a curve to the left having an arc length of 267.13 feet, a radius of 275.00 feet, and a chord bearing and distance of South 23 degrees 00 minutes 33 seconds West 256.75 feet to a 5/8" rebar set; thence South 04 degrees 49 minutes 09 seconds East, a distance of 125.79 feet to a 5/8" rebar set; thence with a curve to the right having an arc length of 290.67 feet, a radius of 290.00 feet, and a chord bearing and distance of South 23 degrees 53 minutes 42 seconds West, 278.65 feet to a 5/8" rebar set; thence South 52 degrees 36 minutes 32 seconds West a distance of 79.27 feet to a 5/8" rebar set; thence South 57 degrees 10 minutes 26 seconds West a distance of 55.15 feet to a 5/8" rebar set at the intersection of said right of way and the westerly line of said Section 17; thence North 02 degrees 06 minutes 17 seconds West leaving said right of way a distance of 100.55 feet to a drill bit found at the SW corner of the NW 1/4 of the NW 1/4 of said Section 17; thence North 02 degrees 12 minutes 50 seconds West continuing along said westerly Section line a distance of 1314.50 feet to the Point of Beginning. According to the survey of SMW Engineering Group, Inc., dated February 4, 2016.

