

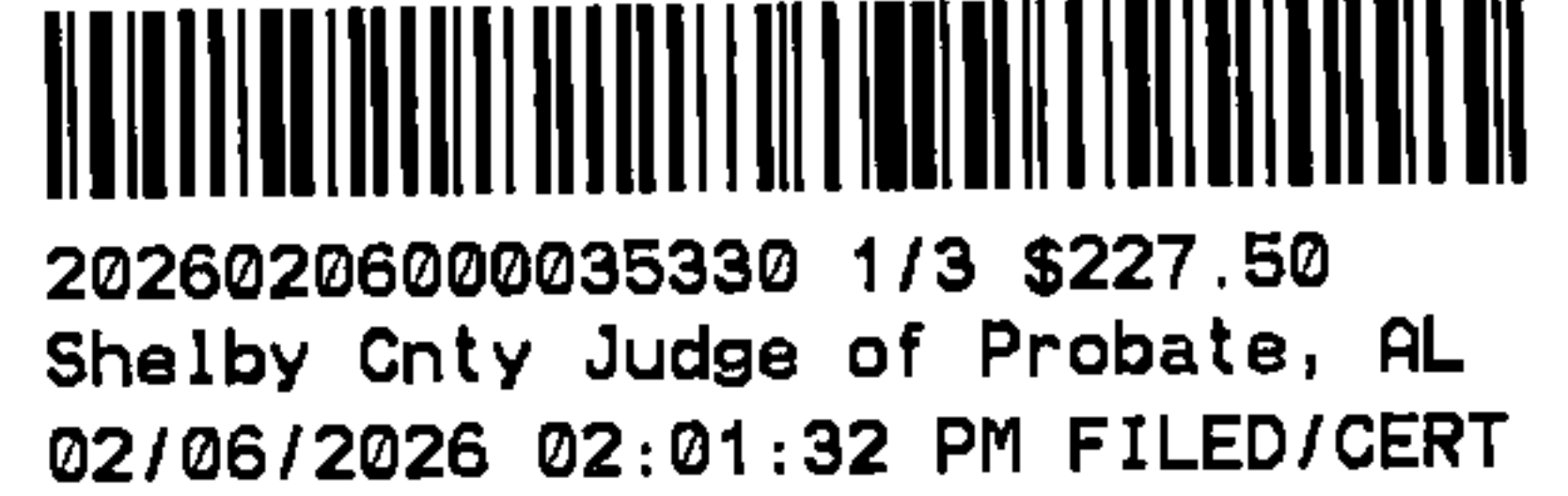
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Brandon King
Corey King

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF PERRY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED NINETY NINE THOUSAND ONE HUNDRED THIRTY AND NO/00 DOLLARS (\$199,130.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Felicia Joiner King, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Brandon King and Corey King** (herein referred to as **Grantees**), the following described real estate, situated in: **Perry County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2026
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6 day of February 2026.

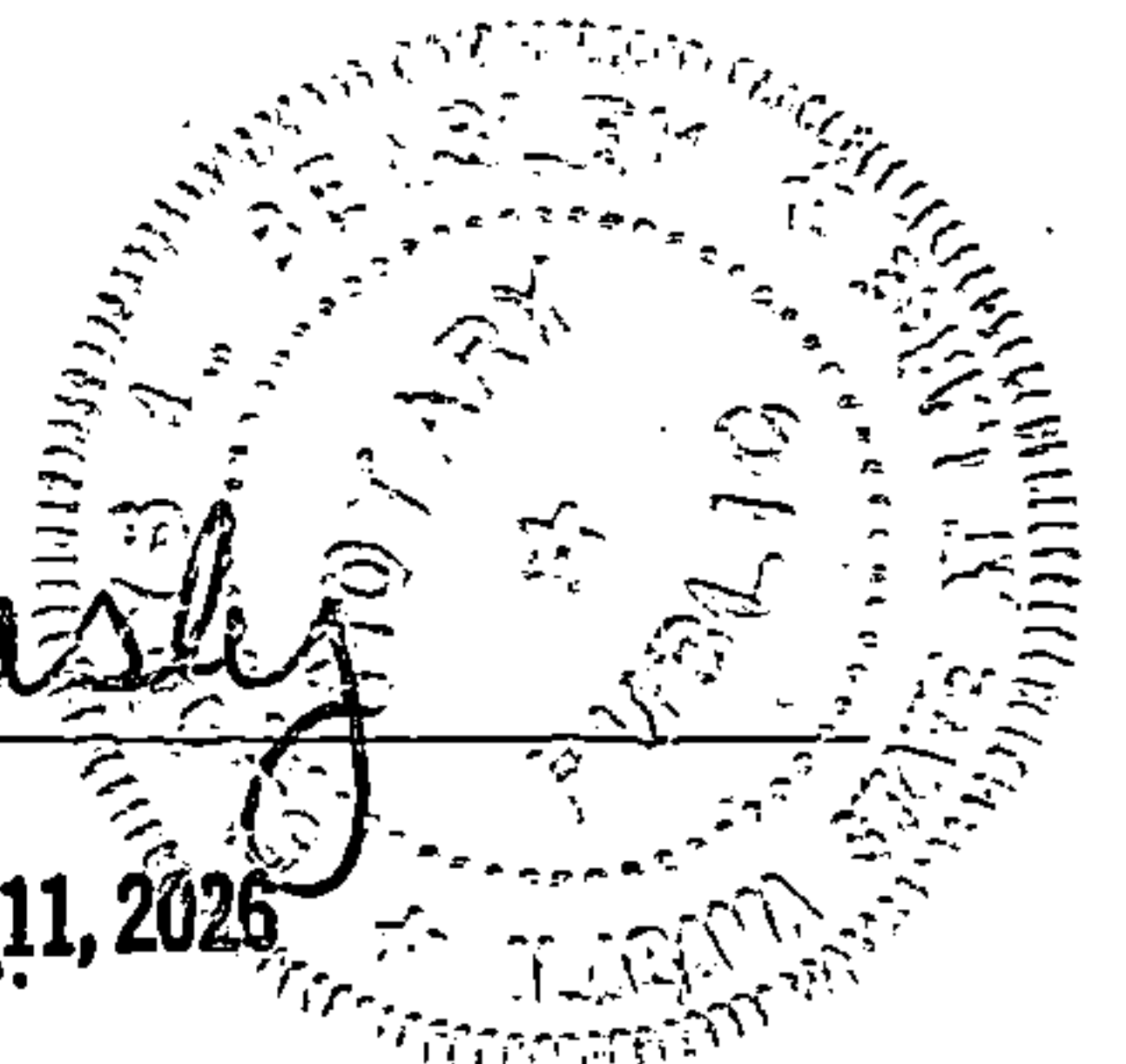
Felicia Joiner King

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Felicia Joiner King** whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of February 2026

Notary Public
My Commission Expires **May 11, 2026**



Shelby County, AL 02/06/2026
State of Alabama
Deed Tax: \$199.50

Exhibit "A" - Legal Description



20260206000035330 2/3 \$227.50
Shelby Cnty Judge of Probate, AL
02/06/2026 02:01:32 PM FILED/CERT

Commencing at the intersection of the easterly right-of-way line of Columbiana-Chelsea road and the south line of section 14, T-21-S, R-1-W, Shelby County, Alabama; thence run N89°14'E, 249.55 feet to a point; thence run N02°30'W, 506.35 feet to a point; thence run S73°47'46"E, 98.4 feet to the point of beginning of the property herein described; thence continuing S73°47'46"E, 280.31 feet to a point of the westerly right-of-way line of Seales Drive; thence run S28°11'27"W, along said westerly line 109.45 feet to a point; thence run N88°08'03"W, 263.74 feet to a point; thence run N12°51'57"E, 172.67 feet to the point of beginning.

Real Estate Sales Validation Form

2026020600035330 3/3 \$227.50
Shelby Cnty Judge of Probate, AL
02/06/2026 02:01:32 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name Felicia Joiner King
Mailing Address 105 A Seale Dr.
Columbiana, AL. 35051

Grantee's Name Brandon King
Mailing Address Corey King
104 Hickory St.
Columbiana AL. 35051

Property Address 105 A Seale Dr
Columbiana, AL
35051

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 199,130.⁰⁰

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)

- Bill of Sale
- Sales Contract
- Closing Statement

Appraisal tax Value
 Other _____

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 2-6-24

Print Felicia Joiner King

Sign Felicia Joiner King

Unattested _____
(verified by)

(Grantor/Grantee/Owner/Agent) circle one