

This Instrument was Prepared by:

Send Tax Notice To: Chase Gannon
Donna S. Gannon

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

File No.: S-26-30973

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 **Fifty Thousand Dollars and No Cents (\$50,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Henry Higgins and Sharon Higgins**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Chase Gannon and Donna S. Gannon**, 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

Property may be subject to taxes for 2026 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of February, 2026.

Henry Higgins
Henry Higgins

Sharon Higgins
Sharon Higgins

State of Alabama

County of Shelby

I, Nicole Gardner, a Notary Public in and for the said County in said State, hereby certify that Henry Higgins and Sharon Higgins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4th day of February, 2026

Nicole Gardner
Notary Public, State of Alabama

My Commission Expires: 06-29-2026

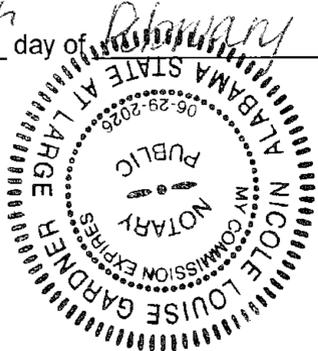


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 14, Township 24 North, Range 15 East; thence run East along the South line of said section a distance of 110.0 feet to the point of beginning; thence continue along the last described course a distance of 275.0 feet; thence turn left 90 degrees 46 minutes and run North a distance of 806.63 feet to the South right of way line of County Road #71, said right of way line being in a curve to the left, having a radius of 1234.78 feet and an interior angle of 12 degrees 47 minutes 12 seconds; thence from the last described course turn left 84 degrees 15 minutes 34 seconds to the tangent of said curve and run westerly along said South right of way line an arc distance of 276.23 feet; thence from the tangent of the last described course turn left 82 degrees 57 minutes 14 seconds and run South a distance of 799.82 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/09/2026 09:01:25 AM
\$78.00 JOANN
20260209000036030

Allie S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Henry Higgins Sharon Higgins	Grantee's Name	Chase Gannon Donna S. Gannon
Mailing Address	<u>210 Strickland Rd</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>155 Spinner Dr</u> <u>Shelby AL 35143</u>
Property Address	<u>Shelby, AL 35143</u>	Date of Sale	_____
		Total Purchase Price	<u>\$50,000.00</u>
		or	_____
		Actual Value	_____
		or	_____
		Assessor's Market Value	_____

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 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 of 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 07, 2026

Print Henry Higgins

Unattested

(verified by)

Sign *Henry Higgins*

(Grantor/Grantee/Owner/Agent) circle one