

20260209000036850 1/3 \$45.00
Shelby Cnty Judge of Probate, AL
02/09/2026 11:59:17 AM FILED/CERT

This instrument was prepared by:

ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:

Mr. Terry Lee Abbott
Ms. Samantha Helen Abbott
160 Dogwood Lane
Vincent, Alabama 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, TERRY LEE ABBOTT and wife, TERRY J. MORRIS (herein referred to as Grantors), do grant, bargain, sell and convey unto TERRY LEE ABBOTT and SAMANTHA HELEN ABBOTT (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Abbott Family Subdivision, as set forth in Map Book 62, page 58, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights-of-way, and driveway^s of record, including that as shown on said recorded Abbott Family Subdivision plat.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, 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 does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

Shelby County, AL 02/09/2026
State of Alabama
Deed Tax: \$8.00

TLA

TJm

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of February, 2026.

Terry Lee Abbott
Terry Lee Abbott

Terry J. Morris
Terry J. Morris

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a notary public in and for said County, in said State, hereby certify that Terry Lee Abbott and wife, Terry J. Morris, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2026.

Kenneth M. Foster
Notary Public
My Commission Expires: 1-4-2027

