

20251211000379240
12/11/2025 11:45:16 AM
DEEDS 1/3

This instrument is being re-recorded to correct the legal description.

This Instrument was Prepared by:

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

Send Tax Notice To: Rob McGee
Spencer Hill

313 North Main St
Columblana, AL 35051

File No.: S-25-30795

**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 Fifteen Thousand Dollars and No Cents (\$15,000.00), 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, **Estate of Bonnie Loftis Atchison (AKA Bonnie Ruth Atchison) Probate Case No. PR-2025-003394, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rob McGee and Spencer Hill**, 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 11th day of December, 2025.

ESTATE OF BONNIE LOFTIS ATCHISON (AKA
BONNIE RUTH ATCHISON) PROBATE CASE NO.
PR-2025-003394, SHELBY COUNTY, ALABAMA

Michael Edward Mason
Michael Edward Mason
Personal Representative

State of Alabama

County of Shelby

I, April Aldridge, a Notary Public in and for the said County in said State, hereby certify that Estate of Bonnie Loftis Atchison (AKA Bonnie Ruth Atchison) Probate Case No. PR-2025-003394, Shelby County, Alabama, 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 11th day of December, 2025.

April Aldridge
Notary Public, State of Alabama

My Commission Expires: 8/19/28

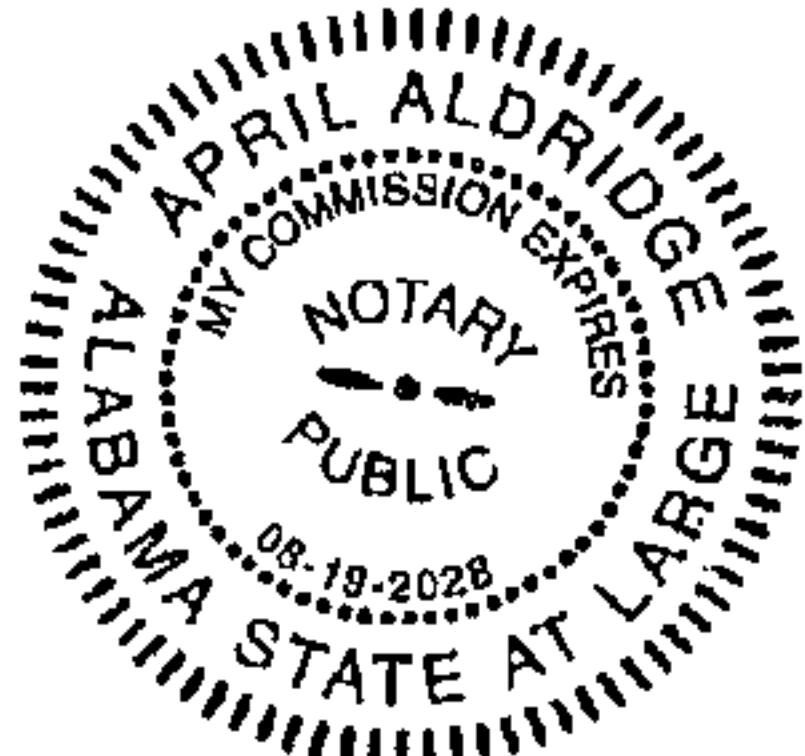


Exhibit "A"

Legal Description

Commence at the SE Corner of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama; thence N00°02'37"E a distance of 177.09' to the POINT OF BEGINNING; thence continue N00°02'37"E a distance of 73.77'; thence S88°08'41"W a distance of 39.92'; thence S87°11'05"W a distance of 80.34'; thence S84°08'29"W a distance of 14.03'; thence S02°28'39"E a distance of 71.69'; thence N88°01'15"E a distance of 131.02' to the POINT OF BEGINNING. Said Parcel containing 0.22 acres, more or less.

