

VALUE: _____

SEND TAX NOTICE TO:

Paula Eastis Franklin

1080 Hebb Road
Wilsonville, AL 35186

This instrument was prepared by:
WALLACE, ELLIS, FOWLER & HEAD
P. O. Box 587
Columbiana, AL 35051

157,740.00

1/2 78,870.00

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY



20260213000042550 1/2 \$104.00
Shelby Cnty Judge of Probate, AL
02/13/2026 03:45:18 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and Love and Affection to the undersigned Grantors, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **William M. Eastis** and wife, **Lucille F. Eastis** (herein referred to as Grantors), grant, bargain, sell, and convey unto **Paula Eastis Franklin** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

The house or residence and the contiguous lots upon which the same is situated which lies adjacent to and West of Hebb Road, being more particularly described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein, which said Exhibit "A" is signed by grantors herein for the purpose of identification.

There is reserved in favor of Grantors, and the last survivor of them, the right to live in the house situated on the above described property during their lifetime for so long as they should desire to do so.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, her 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 Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 15th day of March, 2011.

April

William M Eastis (SEAL)
William M. Eastis

Lucille F. Eastis (SEAL)
Lucille F. Eastis

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **William M. Eastis** and wife, **Lucille F. Eastis**, 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 15th day of April, 2011.

Kim M. Foster
Notary Public

Shelby County, AL 02/13/2026
State of Alabama
Deed Tax: \$79.00



20260213000042550 2/2 \$104.00
Shelby Cnty Judge of Probate, AL
02/13/2026 03:45:18 PM FILED/CERT

Parcel One:

Commence at the NW corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East; thence run South along the East line of said Section a distance of 276.70 feet to the point of beginning; thence turn an angle of 108 deg. 18' to the left and run a distance of 219.33 feet to the West R.O.W. line of a paved County Highway; thence turn an angle of 63 deg. 30' to the right and along said R.O. W. line a distance of 243.60 feet; thence turn an angle of 116 deg. 30' to the right and run a distance of 400.12 feet to the West line of Section 7; thence turn an angle of 108 deg. 18' to the right and run North along the West line of said Section a distance of 229.61 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, and containing 1.50 acres.

Parcel Two:

A parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama; thence North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 824.47 feet to the point of beginning; thence 72 degrees 09 minutes 36 seconds right and run Northeasterly 158.00 feet to a point on a fence line; thence 14 degrees 14 minutes 29 seconds right and run Northeasterly 73.50 feet; thence 21 degrees 17 minutes 25 seconds left and run Northeasterly 147.35 feet to a point on the Westerly right of way of Shelby County Highway #103; thence 86 degrees 26 minutes 49 seconds right and run along said right of way Southeasterly 133.72 feet; thence 118 degrees 47 minutes 19 seconds right leaving said right of way run Westerly 421.12 feet to the point of beginning.

Parcel Three:

Begin at the NW corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East; thence run East along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 25.70 feet to the West line of a paved County Highway; thence turn an angle of 48 deg. 11 min. to the right and run along said Highway a distance of 276.49 feet; thence turn an angle of 113 deg. 02 min to the right and run a distance of 219.33 feet to the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence turn an angle of 108 deg. 18 min. to the right and run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 276.70 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East.

Parcel Four:

A parcel of land in the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 21 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 824.47 feet; thence turn right 72 deg. 09 min. 36 sec. and run Northeasterly 158.00 feet to the Point of Beginning; thence continue along last described course 217.48 feet; thence turn right 172 deg. 57 min. 04 sec. and run Southwesterly 147.35 feet; thence turn right 21 deg. 17 min. 25 sec. and run Westerly 73.50 feet to the Point of Beginning. Containing 0.05 acre, more or less.

According to the survey of Amos Cory, P.L.S. #10550.

SIGNED FOR IDENTIFICATION:

William M Eastis
William M. Eastis

Lucille F. Eastis
Lucille F. Eastis