

THIS INSTRUMENT PREPARED BY:  
Ross Bridge Legal, LLC  
Morgan B. Means  
2301 Grand Avenue, Suite 101  
Hoover, AL 35226

SEND TAX NOTICE TO:  
Cody Thompson and Lauren Watts Thompson  
130 Milam Dr.  
Vincent, AL 35178

**GENERAL WARRANTY DEED  
JOINT RIGHTS OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$350,000.00)**, the amount of which can be verified on the Closing Statement, and other good and valuable consideration in hand paid to **Linda Diane Rhodes McCain, an unmarried woman** (hereinafter referred to as "Grantor"), whose address is 328 Milam Dr., Vincent, AL 35178, the receipt and sufficiency of which is hereby acknowledged, by **Cody Thompson and Lauren Watts Thompson** (hereinafter referred to as "Grantees"), whose address is 320 Koslin Loop, Calera, AL 35040, hereby grants, bargains, sells and conveys unto Grantees, , as joint tenants with right of survivorship, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

**Lot 1-B of the Resurvey of Lot 1 of McCain Farm Subdivision, as shown and known on the designated plat or map thereof in Map Book 62, Page 79, being a resubdivision of Lot 1 of McCain Farm Subdivision, as recorded in Map Book 51, Page 56 in the Office of the Judge of Probate of Shelby County, Alabama.**

Property Address: **130 Milam Dr., Vincent, AL 35178**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

**\$353,535.00** of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the successors and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantor, and for the heirs and assigns of the Grantor, hereby covenants and warrants to and with said Grantees, Grantees' heirs and assigns, that the Grantor is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and convey the same, and that the Grantor is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor hereby warrants and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor sets her hand and seal on this, the 13th day of February, 2026.

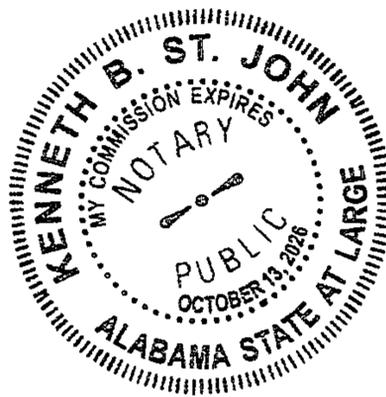
*Linda Diane Rhodes McCain*  
Linda Diane Rhodes McCain

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Linda Diane Rhodes McCain, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of February, 2026.

*[Signature]*  
Notary Public: *Kenneth B. St. John*  
My Commission Expires: *10/13/2026*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/17/2026 10:10:46 AM  
\$26.00 KELSEY  
20260217000043830

*Allie S. Bayl*