

This Instrument was Prepared by:

Send Tax Notice To: Charles K. Amos
Teresa M. Amos

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

813 St. Charles Ln
Helena AL 35080

File No.: MV-26-31024

**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 **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)**, 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, **Roselie S. Monte**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles K. Amos and Teresa M. Amos**, 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 12th day of February, 2026.

Roselie S. Monte
Roselie S. Monte

State of Florida

County of Polk

I, Craig A. Mundy, a Notary Public in and for the said County in said State, hereby certify that Roselie S. Monte, 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 12th day of February, 2026.

Craig A. Mundy
Notary Public, State of Florida

My Commission Expires: 9/7/2029

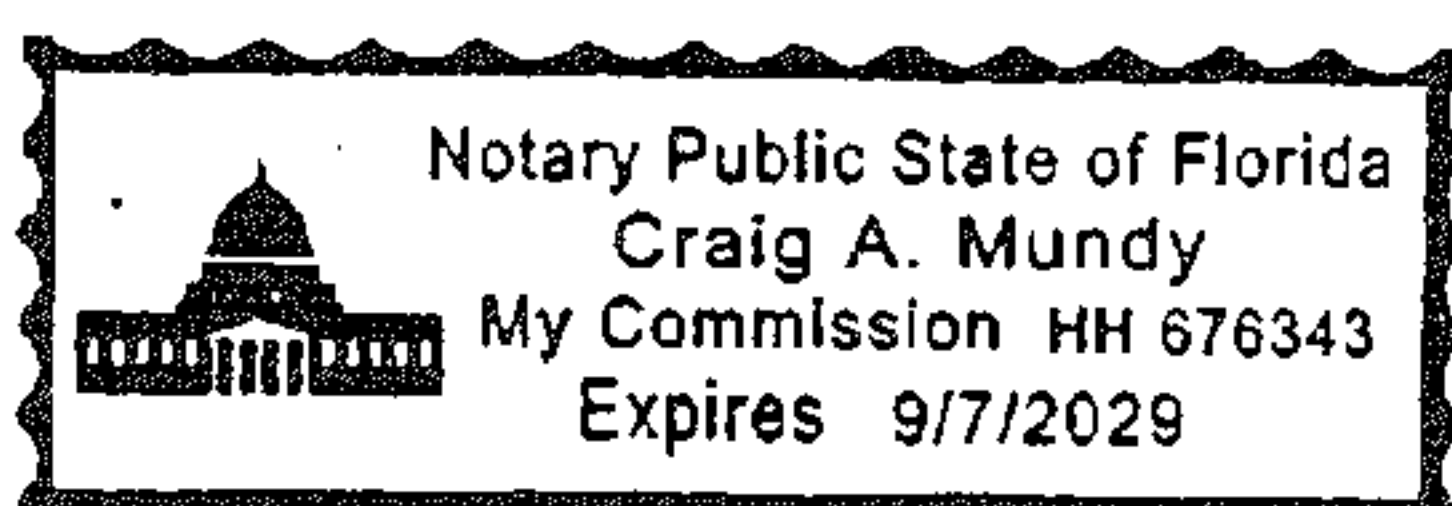


EXHIBIT "A"
LEGAL DESCRIPTION

Commencing at a found 3" pipe, purported to be the NW corner of the SE 1/4 of Section 32, Township 21 South, Range 1 West and run South 89 degrees 31 minutes 48 seconds East 1338.43 feet to a Flat Iron found; thence South 02 degrees 31 minutes 39 seconds West, 1332.08 feet to a 3/4" open top pipe found at the POINT OF BEGINNING of the property herein described; thence South 02 degrees 37 minutes 36 seconds West, 771.56 feet to a 1/2" rebar found; thence North 89 degrees 32 minutes 59 seconds West, 665.81 feet 1/2" rebar found; thence South 88 degrees 38 minutes 24 seconds West, 609.70 feet to a 1/2" rebar found on the East R/W of Highway 97; thence along said R/W North 01 degree 21 minutes 48 seconds East, 412.56 feet to a 1/2" rebar set; thence leaving said East R/W and run South 87 degrees 34 minutes 18 seconds East, 105.74 feet to a 1/2" capped rebar set; thence North 00 degrees 08 minutes 10 seconds East, 210.00 feet to a 1/2" capped rebar set; thence North 87 degrees 28 minutes 21 seconds West, 105.00 feet to a 1/2" capped rebar set on said East R/W; thence along said East R/W North 00 degrees 20 minutes 22 seconds East, 170.00 feet to a 1/2" capped rebar set; thence leaving R/W and run South 89 degrees 26 minutes 39 seconds East, 1298.67 feet to the POINT OF BEGINNING. Situated in SE 1/4 of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama.

