

This Instrument was Prepared by:

Send Tax Notice To: Emelyn Kirkland
Jordan Morris

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

107 Carters Lane
Columbiana, AL 35051

File No.: S-26-31006

**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 **Two Hundred Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, 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, **Carol D. Seale, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Emelyn Kirkland and Jordan Morris, 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.

\$250,000.00 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 13th day of February, 2026.

Carol D. Seale
Carol D. Seale
By Thomas R. Seale
Thomas R Seale
Attorney in Fact

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Carol D. Seale, by Thomas R. Seale as Attorney in Fact, 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 13th day of February, 2026.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: August 19, 2028

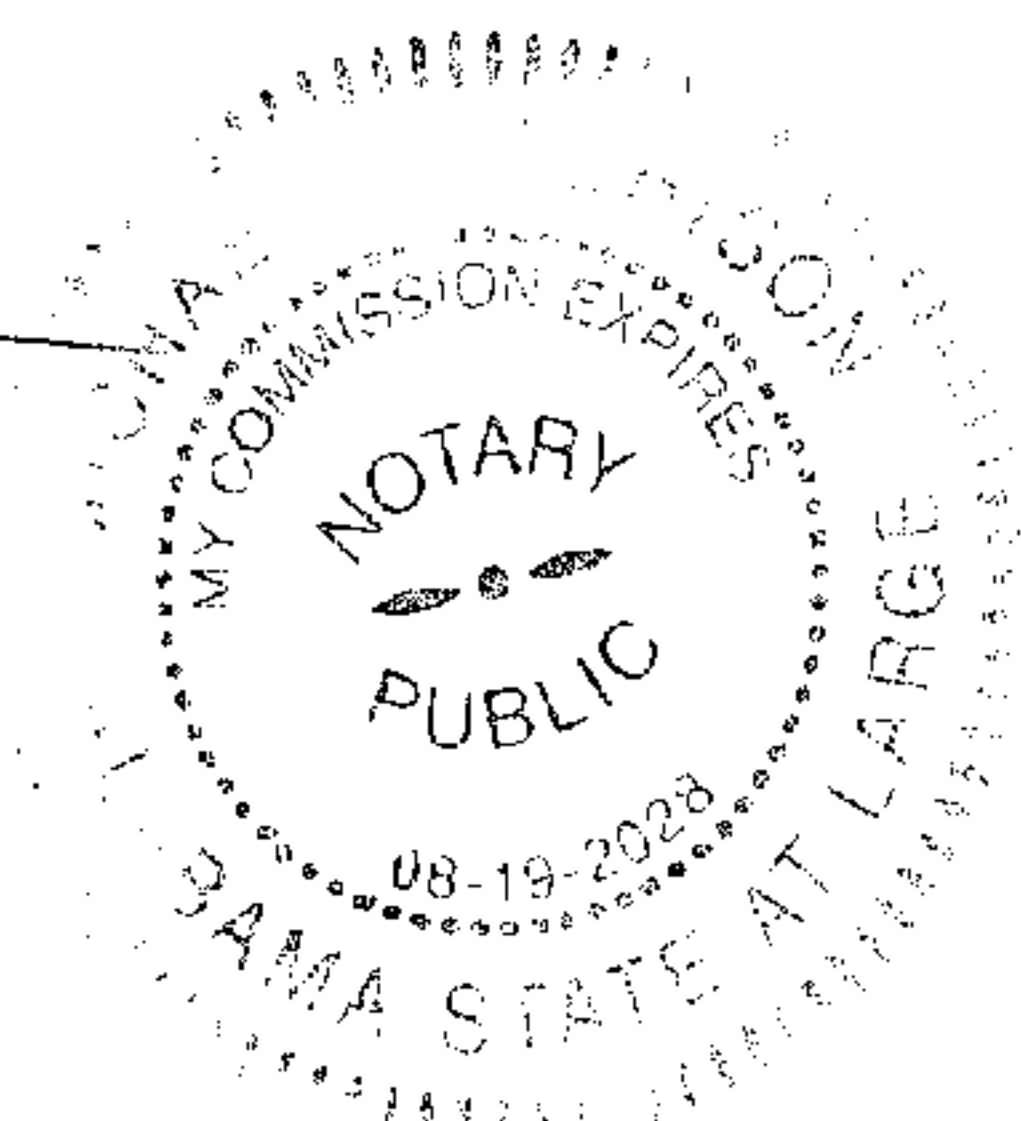


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A lot in the W 1/2 of NW 1/4 Section 25, Township 21 South, Range 1 West, described as follows: Beginning at the Southeast corner of lot known as A. R. Cooper lot, on North side of East College Street in the Town of Columbiana and run in an easterly direction along North margin of East College Street a distance of 65 feet to the Southwest corner of lot known as C. E. Niven lot; thence run northerly along the West line of said Niven lot to the South line of Carter's Lane, being the point of beginning of the lot herein conveyed; thence run in a westerly direction along the South line of Carter's Lane a distance of 57 1/2 feet to the Northeast corner of George W. Seale lot; thence in a southerly direction along the East line of said Seale lot 200 feet; thence Easterly and parallel with the South line of Carter's Lane 57 1/2 feet to the West line of said Niven lot; thence northerly along the West line of said Niven lot 200 feet to the point of beginning.

PARCEL II:

Beginning at the Northwest corner of Section 25, Township 21, Range 1 West; thence South along section line a distance of 1072.7 feet to the point where the section line intersects the South boundary of Cross Street, along known as Carter's Lane; thence North, 78 degrees 30 minutes East along said street or lane a distance of 155 feet to the point of beginning of the lot herein conveyed; thence continue North, 78 degrees 30 minutes East along said street or lane a distance of 96 feet; thence South 6 degrees 00 minutes East a distance of 221.5 feet; thence South, 78 degrees 30 minutes West along North boundary of A. R. Cooper lot a distance of 96 feet; thence North, 6 degrees 00 minutes West a distance of 221.5 feet to point of beginning. Said lot is situated in NW 1/4 of NW 1/4 of Section 25, Township 21, Range 1 West, in the Town of Columbiana, Shelby County, Alabama.

