

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To: Rodney Jackson and E.B. Jackson, Trustees of the JACKSON LIVING TRUST, dated June 05, 2024 2711 Altadena Road Vestavia, AL 35243
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STATE OF ALABAMA)
 COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Four Hundred Ten Thousand and N0/100 Dollars (\$410,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned, **Cheryl E. Landreth, as Trustee of The James E. Payne Revocable Trust** (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Rodney Jackson and E. B. Jackson as Trustees of the JACKSON LIVING TRUST dated June 05, 2024, and any amendments thereto** (hereinafter referred to as GRANTEES), its successors and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description.

Subject To:

Ad valorem taxes for 2026 and subsequent years not yet due and payable until October 1, 2026.

Existing covenants and restrictions, easements, building lines and limitations of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, its successors and assigns, in fee simple, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, assigns and personal representatives, covenants with GRANTEES, and with GRANTEES' successors and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; that GRANTOR has a good right to sell and convey said Real Estate; and that GRANTOR will, and GRANTOR'S heirs, successors, assigns and personal representatives, shall warrant and defend the same to said GRANTEES, and GRANTEES' successors and assigns, forever against the lawful claims of all persons.


 20260220000048480 1/4 \$442.00
 Shelby Cnty Judge of Probate, AL
 02/20/2026 01:12:37 PM FILED/CERT

Shelby County, AL 02/20/2026
 State of Alabama
 Deed Tax: \$410.00

IN WITNESS WHEREOF, said the undersigned, **Cheryl E. Landreth, as Trustee of The James E. Payne Revocable Trust ("GRANTORS")** with full authority, have hereunto set her hand and seal this the 18th day of February, 2026.

The James E. Payne Revocable Trust

Cheryl E. Landreth

By: Cheryl E. Landreth
Its: Trustee



20260220000048480 2/4 \$442.00
Shelby Cnty Judge of Probate, AL
02/20/2026 01:12:37 PM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Cheryl E. Landreth, Trustee of the James E. Payne Revocable Trust, 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 Instrument, she, in her capacity as such Trustee and with full authority, executed the same voluntarily on behalf of said Trust.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 18th day of February, 2026.

[Signature]

NOTARY PUBLIC
My Commission Expires: 06/02/2027



(must affix seal)

EXHIBIT "A"



20260220000048480 3/4 \$442.00
Shelby Cnty Judge of Probate, AL
02/20/2026 01:12:37 PM FILED/CERT

A parcel of land in the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 36, Township 18 South, Range 1 East and the SE $\frac{1}{4}$ of Section 25, and the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 25, Township 18 South, Range 1 East, Shelby County, Alabama, described as follows:

From the SE corner of Section 25, Township 18 South, Range 1 East, run thence North along the true East boundary of said Section 25 a distance of 3116.16 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 365.0 feet; thence turn 90 deg. 00 min. left and run 300.0 feet; thence turn 61 deg. 32 min. 57 sec. left and run 944.58 feet; thence turn 61 deg. 32 min. 57 sec. right and run 930.50 feet; to a point in the centerline of a 60.0 foot easement for ingress and egress and utilities; thence turn 99 deg. 19 min. 55 sec. left and run 161.57 feet along said easement centerline and the following courses: 27 deg. 04 min. 48 sec. right for 163.70 feet; 03 deg. 02 min. 04 sec. left for 210.02 feet; 05 deg. 56 min. 49 sec. left for 303.05 feet; 13 deg. 54 min. 19 sec. left for 89.15 feet; 24 deg. 33 min. 23 sec. left for 183.0 feet; 13 deg. 20 min. 51 sec. right for 105.28 feet; 16 deg. 40 min. 03 sec. right for 156.93 feet; 07 deg. 40 min. 53 sec. right for 227.18 feet; 04 deg. 22 min. 16 sec. left for 285.70 feet; 37 deg. 48 min. 05 sec. left for 221.66 feet; 05 deg. 46 min. 07 sec. right for 103.48 feet; 08 deg. 42 min. 28 sec. right for 262.83 feet; 12 deg. 06 min. 27 sec. left for 71.66 feet; 23 deg. 47 min. 18 sec. left for 59.89 feet; 07 deg. 09 min. 05 sec. left for 86.97 feet; 22 deg. 50 min. 20 sec. right for 64.03 feet; 29 deg. 49 min. 55 sec. right for 99.94 feet; 23 deg. 12 min. 33 sec. left for 43.46 feet; 71 deg. 58 min. 42 sec. left for 41.30 feet; 45 deg. 41 min. 25 sec. left for 128.07 feet; 25 deg. 03 min. 40 sec. right for 47.93 feet; 60 deg. 01 min. 39 sec. right for 28.70 feet; 51 deg. 33 min. 40 sec. right for 115.77 feet; 37 deg. 45 min. 44 sec. left for 57.15 feet; 56 deg. 02 min. 27 sec. left for 58.73 feet; 27 deg. 10 min. 23 sec. left for 79.26 feet; 21 deg. 30 min. 42 sec. left for 73.89 feet; 19 deg. 56 min. 42 sec. left for 147.29 feet; 39 deg. 41 min. 34 sec. right for 38.84 feet; 75 deg. 01 min. 37 sec. right for 37.88 feet; 34 deg. 39 min. 43 sec. right for 65.60 feet; 16 deg. 36 min. 52 sec. right for 132.71 feet along said easement centerline to a point on an accepted property line; thence turn 75 deg. 18 min. 55 sec. left and run along said property line a distance of 57.07 feet; thence turn 94 deg. 02 min. 14 sec. left and run 468.49 feet; thence turn 90 deg. 46 min. 45 sec. left and run 285.38 feet; thence turn 90 deg. 00 min. right and run 1124.94 feet; thence turn 90 deg. 00 min. right and run 364.25 feet; thence turn 90 deg. 00 min. left and run 1000.0 feet; thence turn 90 deg. 00 min. right and run 300.0 feet; thence turn 90 deg. 00 min. left and run 465.50 feet; thence turn 90 deg. 00 min. right and run 300.0 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

LESS AND EXCEPT the following described property:

From the SE corner of Section 25, Township 18 South, Range 1 East; run thence North along the true East boundary of said Section 25 a distance of 3116.16 feet; thence turn 90 deg. 00 min. left and run 300.0 feet; thence turn 90 deg. 00 min. left and run 465.50 feet; thence turn 90 deg. 00 min. right and run 300.0 feet; thence turn 90 deg. 00 min. left and run 163.0 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 837.0 feet; thence turn 90 deg. 00 min. right and run 364.25 feet; thence turn 90 deg. 00 min. right and run 837.0 feet; thence turn 90 deg. 00 min. right and run 364.25 feet to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

cel

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name The James E. Payne Revocable Trust
Mailing Address 49 Burnham Street
Birmingham, AL 35242
Property Address 16005 Highway 55
Sterrett, AL 35147

Grantee's Name JACKSON LIVING TRUST,
dated June 05, 2024
Mailing Address 2711 Altadena Road
Vestavia, AL 35243

Date of Sale February 18, 2026

Total Purchase Price \$ 410,000.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____



2026022000048480 4/4 \$442.00
Shelby Cnty Judge of Probate, AL
02/20/2026 01:12:37 PM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other – Tax assessor's market value
- Deed

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

The James E. Payne Revocable Trust

Date _____

Print By: Cheryl E. Landreth as Trustee

Unattested

(verified by)

Sign Cheryl E. Landreth
(Grantor/Grantee/Owner/Agent) circle one