

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED

SEND TAX NOTICES TO:

436 Co Rd 629
Thorsby, AL 35171

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of EIGHTY THREE THOUSAND AND 00/100(\$83,000.00) and other valuable considerations to the undersigned GRANTOR(S), Kenneth Varley and Rachel Varley, husband and wife, in hand paid by the GRANTEE(S), Jeremy Hatchett and Taylor Hatchett, as joint tenants with right of survivorship, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S) my interest in the following described real estate situated in Shelby County, Alabama, to wit:

A Parcel of land located in the North 1/2 of Section 36, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

BEGIN at the NE Corner of Lot 2 of Wildwood Shores, 4th Sector, as recorded in Map Book 16, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°53'54"E along the North line of said Section, a distance of 1378.26' to a point on the Northerly R.O.W. line of Ridge Lane, said point also being the beginning of a curve to the right, having a radius of 379.26, a central angle of 01°07'23", and subtended by a chord which bears S67°11'45"W, and a chord distance of 7.43'; thence along the arc of said curve and said R.O.W. line, a distance of 7.43''; thence S67°45'26"W and along said R.O.W. line, a distance of 190.68' to the beginning of a curve to the left, having a radius of 193.70, a central angle of 42°14'56", and subtended by a chord which bears S46°38'04"W, and a chord distance of 139.62''; thence along the arc of said curve and said R.O.W. line, a distance of 139.62''; thence S25°30'36"W and along said R.O.W. line, a distance of 94.90' to the beginning of a curve to the right, having a radius of 189.65, a central angle of 48°57'25", and subtended by a chord which bears S49°59'18"W, and a chord distance of 157.16'; thence along the arc of said curve and said R.O.W. line, a distance of 162.05''; thence S74°28'00"W and along said R.O.W. line, a distance of 314.46' to the beginning of a curve to the right, having a radius of 127.69, a central angle of 60°10'05", and subtended by a chord which bears N75°32'37"W, and a chord distance of 128.01''; thence along the arc of said curve and said R.O.W. line, a distance of 134.09'; thence N46°06'06"W and along said R.O.W. line, a distance of 105.07' to the beginning of a curve to the left, having a radius of 181.79, a central angle of 20°29'37", and subtended by a chord which bears N56°20'54"W, and a chord distance of 64.68'; thence along the arc of said curve and said R.O.W. line, a distance of 65.02'; thence N51°03'16"W and leaving said R.O.W. line, a distance of 483.04' to the POINT OF BEGINNING. Said Parcel containing 7.90 acres, more or less.

ALSO AND INCLUDING a 15' Ingress/egress and Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

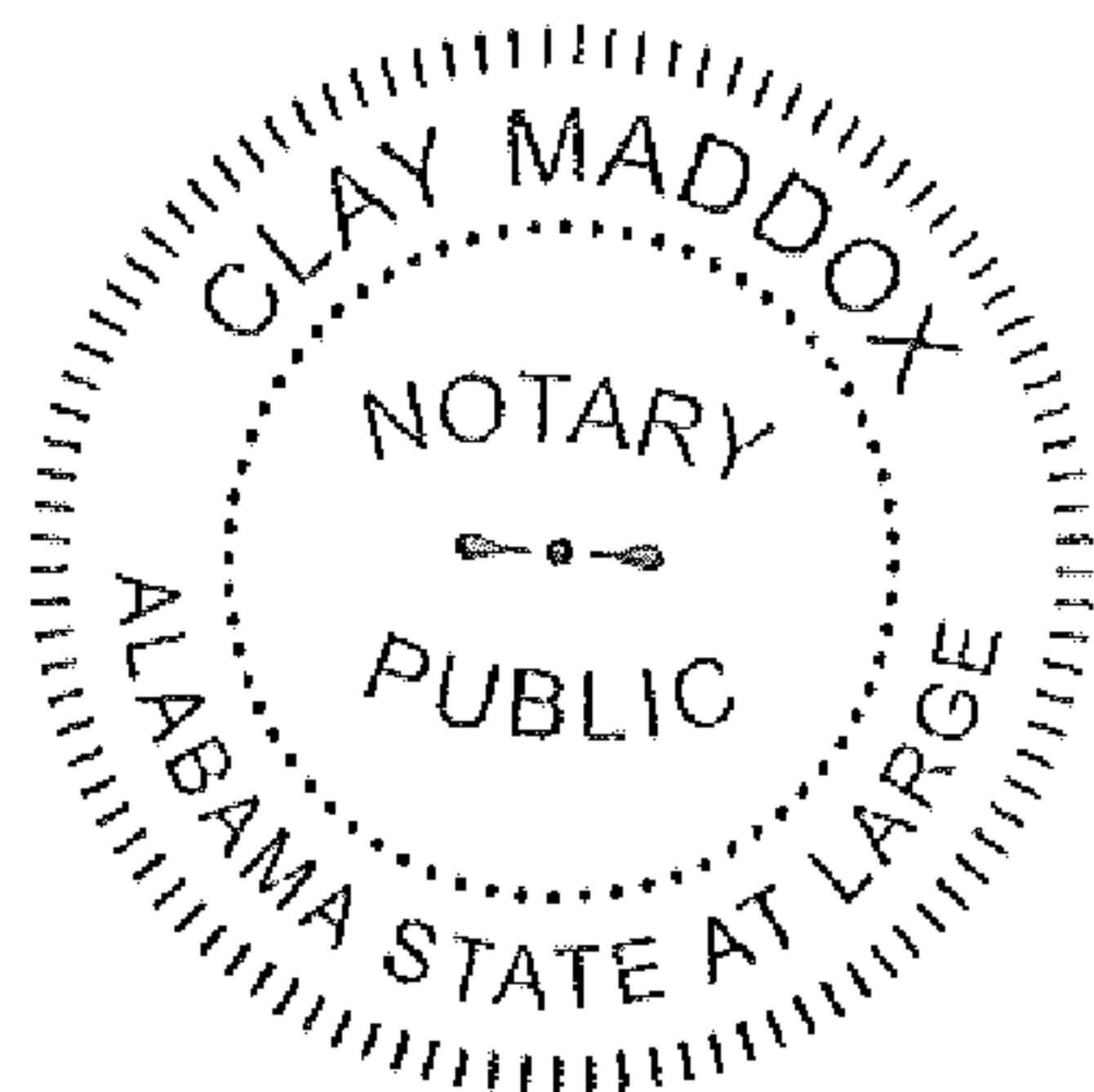
BEGIN at the NE Comer of Lot 2 of Wildwood Shores, 4th Sector, as recorded in Map Book 16, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama; thence S51°03'16"E, a distance of 117.72' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N70°32'28"E, a distance of 16.04'; thence N63°40'56"E, a distance of 79.39'; thence N72°36'19"E, a distance of 42.75' to the beginning of a curve to the right, having a radius of 82.00, a central angle of 96°59'53", and subtended by a chord which bears S58°53'44"E, and a chord distance of 122.83'; thence along the arc of said curve, a distance of 138.83"; thence S10°23'48"E, a distance of 146.47"; thence S22°43'05"E, a distance of 85.58" to the POINT OF ENDING OF SAID CENTERLINE.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 23rd day of February, 2026.



[Handwritten signature of Kenneth Varley]

Kenneth Varley

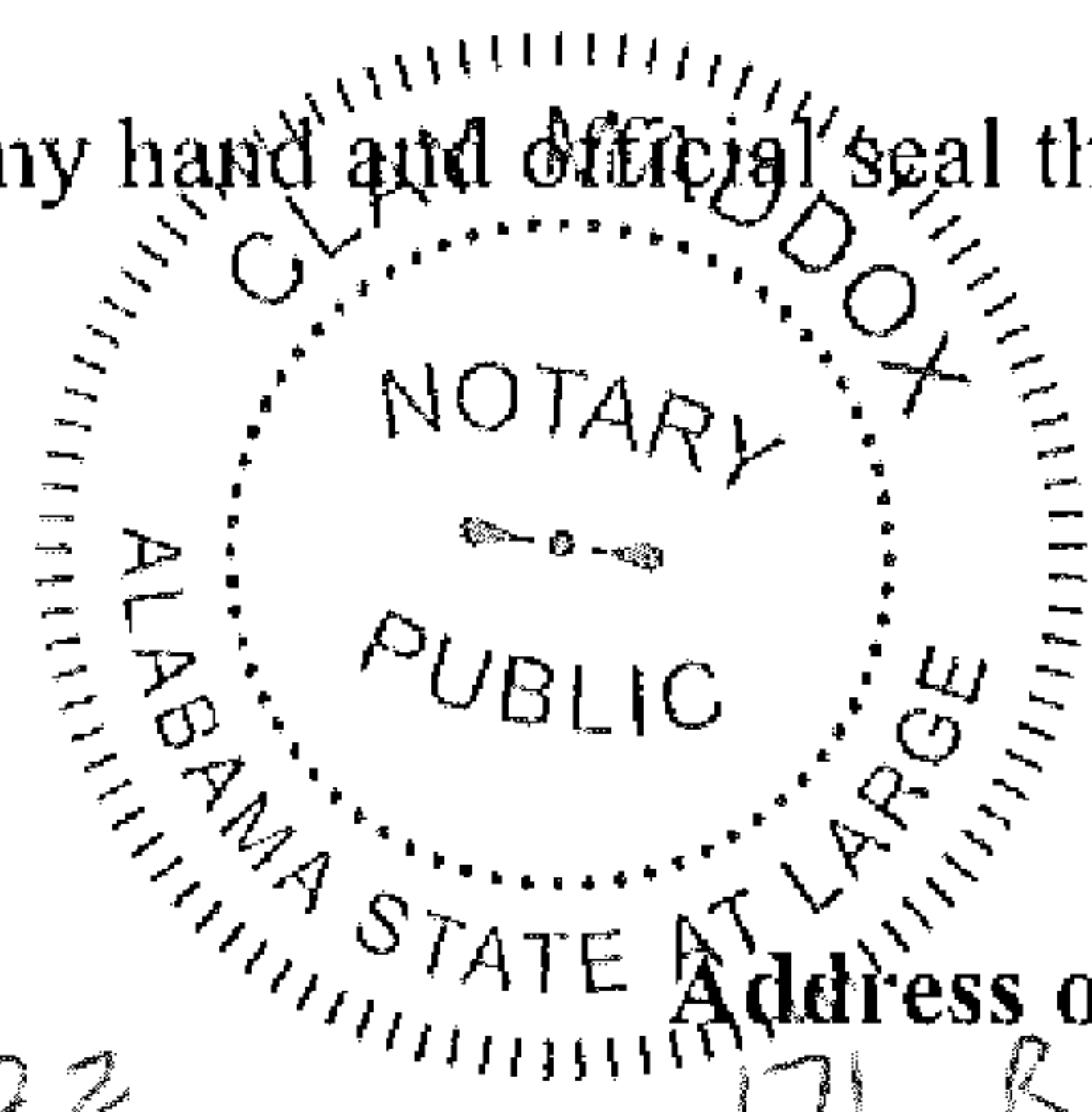
[Handwritten signature of Rachel Varley]

Rachel Varley

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Kenneth Varley and Rachel Varley** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2026.



[Signature]
NOTARY PUBLIC
My Commission Expires: 4.25.27

Address of Grantee:

436 Co Rd 622
Thosby, AL
35171

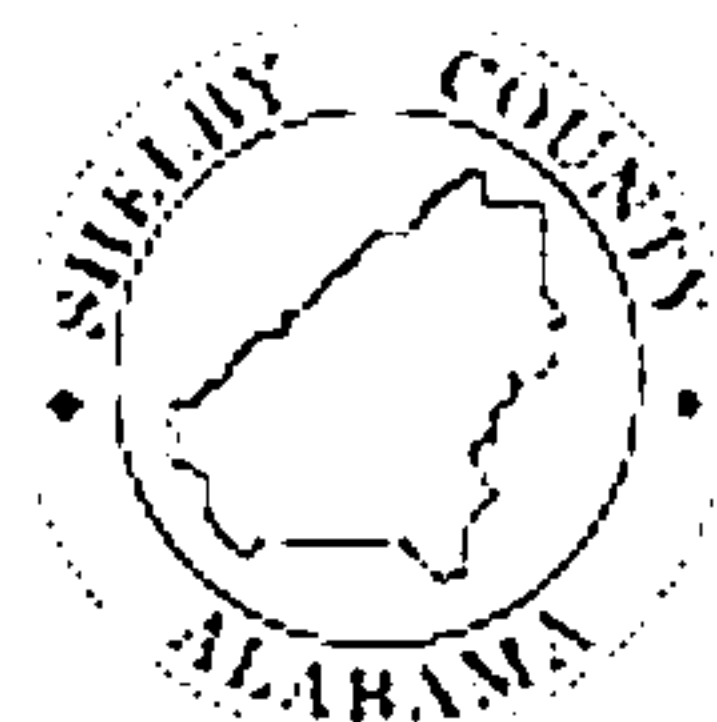
Real Value: \$83,000.00

Address of Grantor:

171 Ridge Ln
Shelby, AL
35143

Property Address:

234 Ridge Lane, Shelby, AL
35143



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2026 08:25:35 AM
\$111.00 KELSEY
20260224000051350

Alvin S. Bayl