

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Henry Matzke
PO Box ~~1165~~ 1065
Montevallo, AL 35007

Prepared without benefit of title

STATE OF ALABAMA)
)
SHELBY COUNTY) **STATUTORY WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Twenty Thousand and 00/100 (\$20,000.00) Dollars** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Johnny McNeel, signing as Personal Representative of the Estate of Lillie Faye McNeel Seagle (aka Lillie F. Seagle)**, a deceased person having died on or about the 18th day of July, 2023, Shelby County Probate Case # 2023-001075 being the surviving grantee on a joint tenants rights of survivorship deed, Donald J. Seagle having passed away on or about the 2 day of August, 2019, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Henry Matzke**, hereinafter called "Grantee" in fee simple, the following described real estate situate in Shelby County, Alabama, to-wit:

See Exhibit A

Note: This property does not constitute homestead property for Grantor.
Note: Lillie F. Seagle and Lillie Faye McNeel Seagle are one in the same.
Note: Grantor does not warrant easement for ingress and egress.

Subject to all items of record.

TO HAVE AND TO HOLD to the said Grantee in fee simple forever, together with every contingent remainder and right of reversion.

The Grantor, does individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantee and the heirs and assigns of the Grantee, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors has a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantee and the heirs and assigns of the Grantee forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors has executed this Deed and set the seal of the Grantors thereto on this date the 3rd day of December, 2025 at 725 West Street, Montevallo, Alabama 35115.

GRANTOR

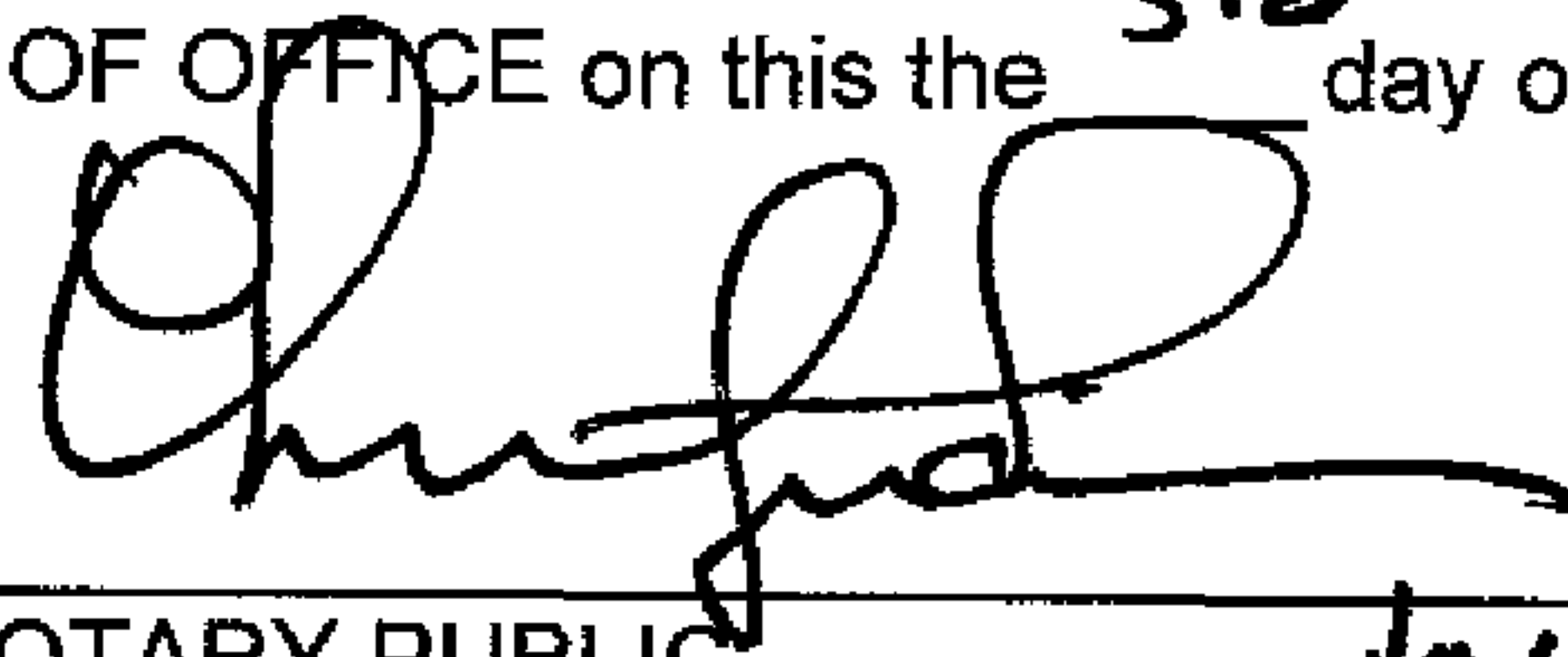
Johnny McNeel PR (L.S.)
Johnny McNeel
Personal Representative
The Estate of Lillie Faye McNeel Seagle
Shelby County Probate Case PR-2023-001075

STATE OF ALABAMA)
)
SHELBY COUNTY) **ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Johnny McNeel Personal Representative, The Estate of Lillie Faye McNeel Seagle (aka Lillie F. Seagle), Shelby County Probate Case 2023-001075 which is signed to the foregoing Deed, who is known to me, acknowledged before me

on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 3rd day of December, 20 25.



NOTARY PUBLIC
My Commission Expires: 05/16/2028

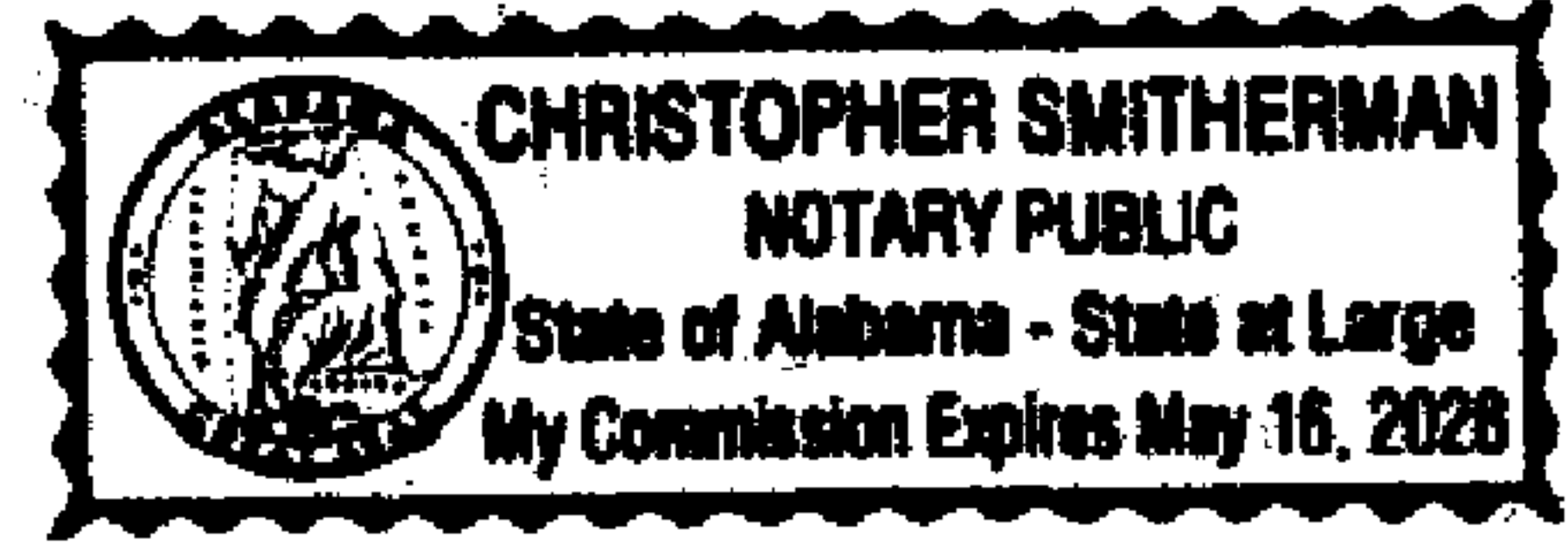


Exhibit A

The Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows:

From the SW corner of the SE 1/4 of NE 1/4 of Section 30, Township 21 South, Range 4 West, go east along the south line of the said 1/4-1/4 section for a distance of 583.3 feet to the point of beginning of the land herein described and conveyed; thence continue east along the south line of the said 1/4-1/4 section for a distance of 377.15 feet; thence left at an angle of 89 deg. 49 min, for a distance of 296.93 feet; thence left at an angle of 90 deg. 11 min. for a distance of 377.15 feet; thence left at an angle of 89 deg. 49 min. for a distance of 296.93 feet to a point of beginning, containing 2.57 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Estate of Grantee's Name Henry Matzke
 Mailing Address Lillie Faye McNeel Seagle Mailing Address PO Box 1065
% Johnny McNeel PR Arabastee, AL 35007
7210 Hwy 10
 Property Address Parcel # Date of Sale 12/31/2025
279300000.006.000 Total Purchase Price \$20,000.00
2.570 Acres or
Unfinished Lot Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 Appraisal
 Sales Contract Other
 Closing Statement

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

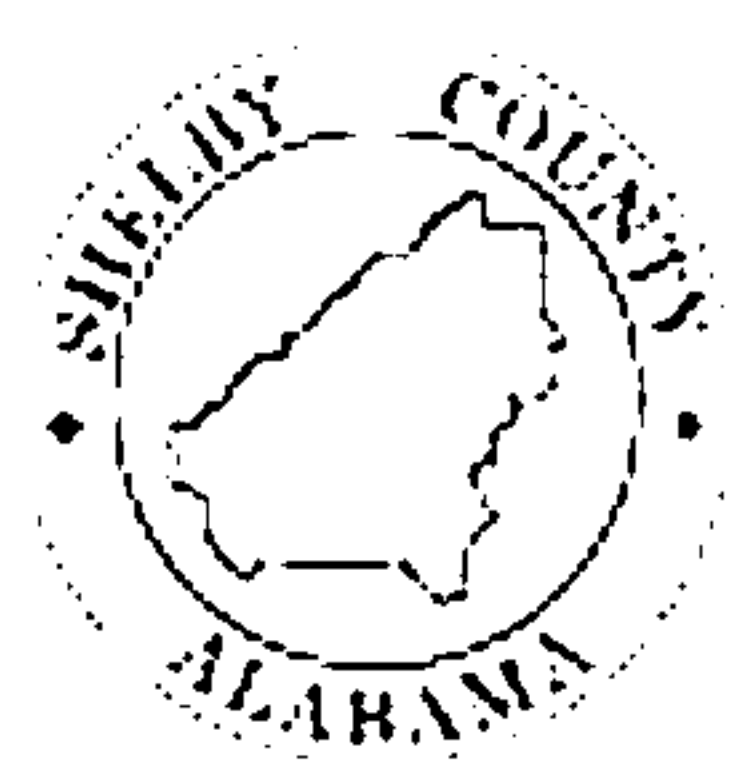
Instructions

- 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).

Date _____ Print _____
 _____ Unattested _____ Sign _____
 (verified by) (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/24/2026 03:47:17 PM
 \$51.00 KELSEY
 20260224000052710

Allie S. Bayl