

INSTRUMENT PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE.

This instrument was prepared by
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, Alabama 35124

Send Tax Notice to:
(Name) 1299 Lakeshore Drive
(Address) On Pointe, AL 35121

Warranty Deed

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Actual Value:
\$151,750.00

That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JANET G. MADDOX, an unmarried woman, individually and as heir to the deceased Paul R. Maddox, LISA HAWK, a married woman, NAOMI JONES, a married woman, as heirs to the deceased Paul R. Maddox** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **JANET G. MADDOX** (herein referred to as Grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached "Exhibit A" for Legal Description

Mineral and mining rights excepted.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current year.

REFERENCE IS HEREBY MADE TO THE DISINTERESTED PARTY AFFIDAVITS RELATING TO PAUL R. MADDOX, ALSO KNOWN AS PAUL RONALD MADDOX, HERETO ATTACHED AS EXHIBIT "B-1" and "B-2", SAME OF WHICH IS FULLY INCORPORATED HEREWITH.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

GRANTORS HEREIN ARE ALL OF THE HEIRS OF PAUL R. MADDOX. WHO ACQUIRED TITLE BY DEED RECORDED IN INSTRUMENT NO. 20180507000155200.

TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 19th day of February, 2026.

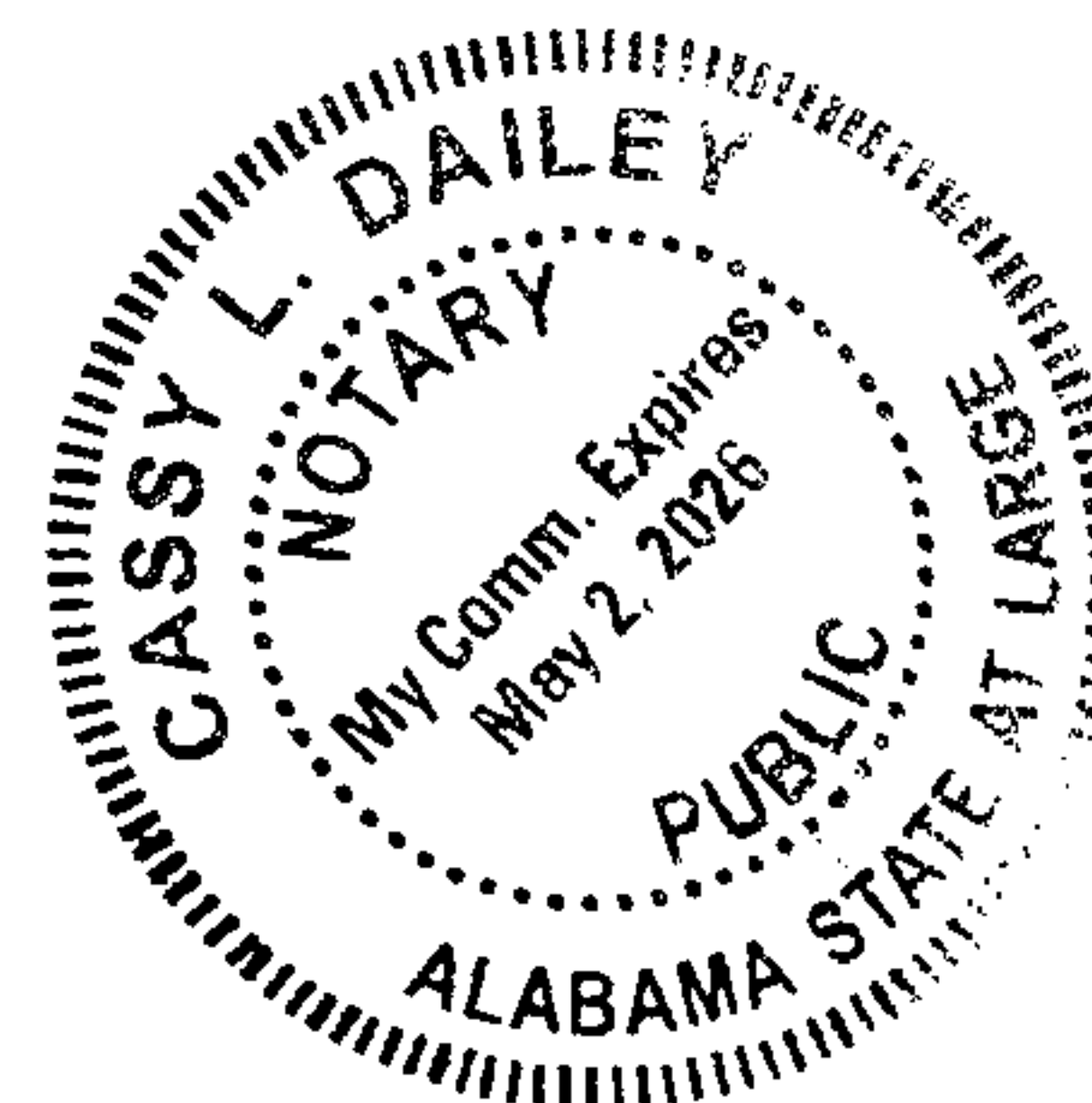
Janet G. Maddox
Janet G. Maddox, individually and as heir

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janet G. Maddox, 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 conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 19th day of February, 2026.

Cassy Dailey
Notary Public
My commission expires: 5-2-26



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 10th day of February, 2026.

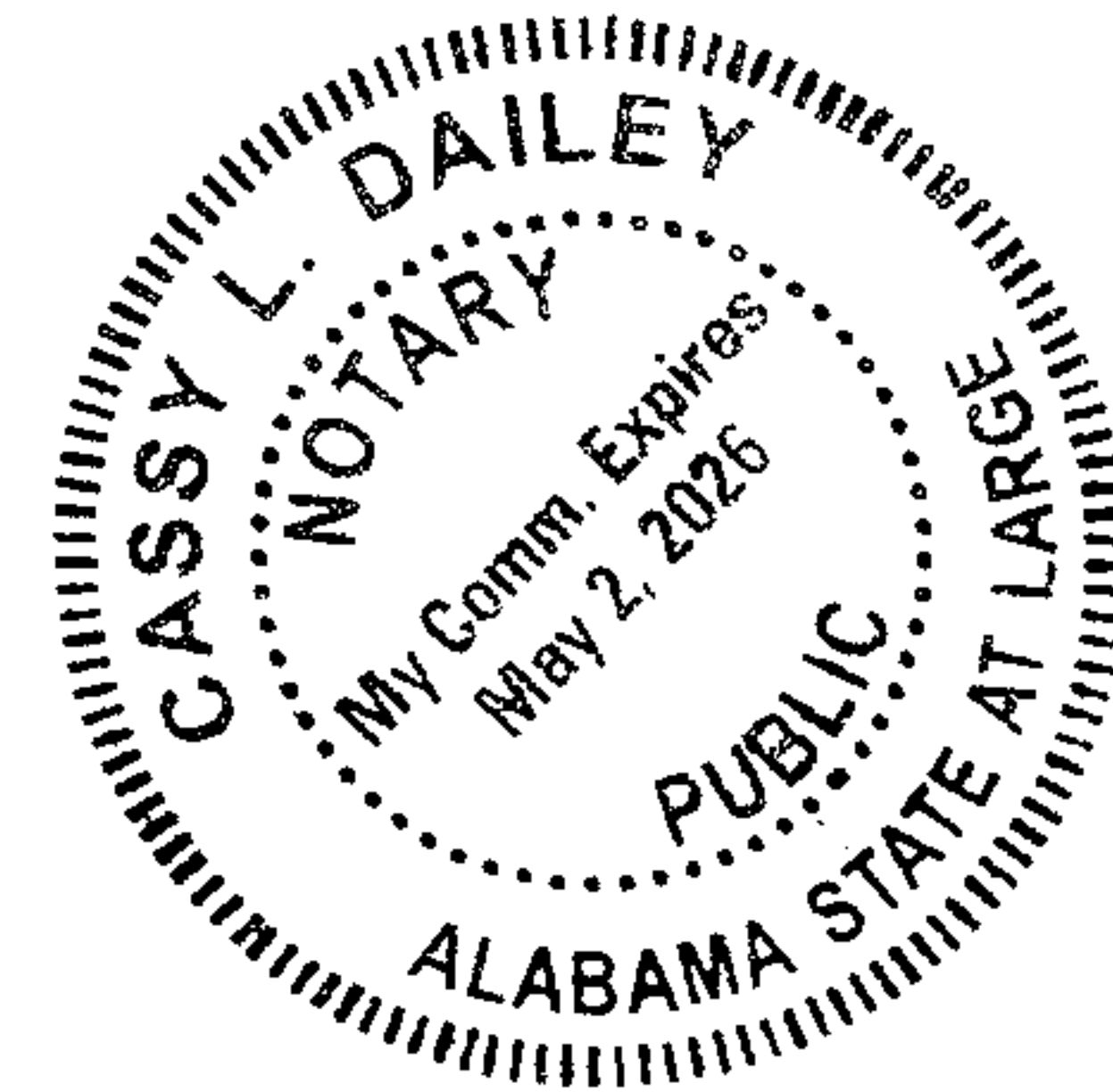
[Signature]
Naomi Jones

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Naomi Jones, 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 conveyance, she executed the same voluntarily on the day same bears date.

Given under my hand and official seal this 10th day of February, 2026.

[Signature]
Notary Public
My commission expires: 5.2.26



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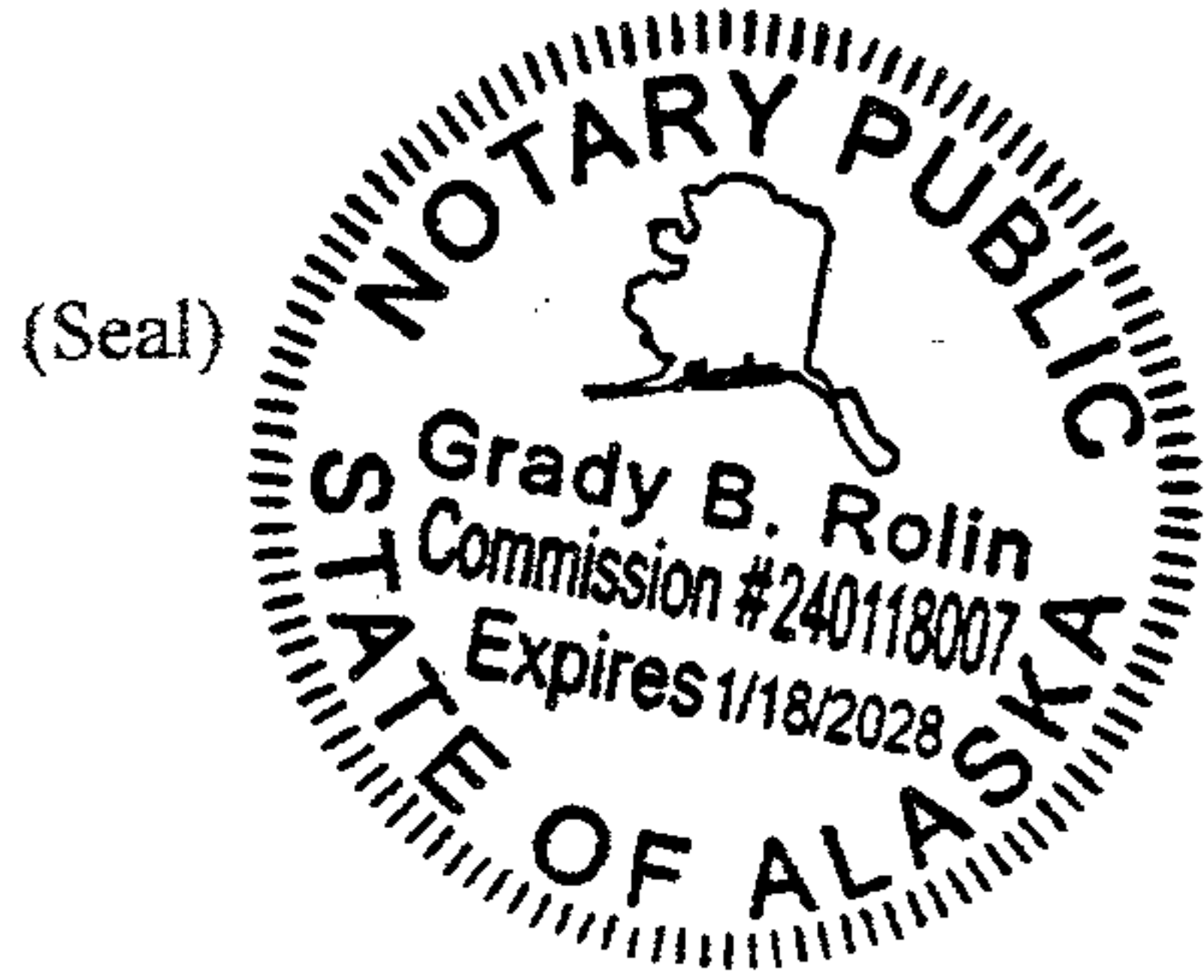
Executed this 4th day of February, 2026.



Lisa Hawk

State of ALASKA
County of Fairbanks North Star Borough

Sworn to and subscribed before me on the 4th day of Feb, 20 26, by Lisa Hawk.





Notary Public

Exhibit A

Lot 176, according to the Survey of the Reserve at Timberline Phase 2, as recorded in Map Book 39, Page 27, in the Probate Office of Shelby County, Alabama.

Property Address: 1081 Merion Dr., Calera, AL 35040,

Exhibit B-1

HEIRSHIP AFFIDAVIT

**STATE OF ALABAMA
COUNTY OF SHELBY**

Before me, the undersigned authority, on this day personally appeared Michael Dahlen, (affiant), personally known to me, who after being duly sworn on oath, stated, with personal knowledge, and under penalty of perjury, the following true statement(s):

I, Michael Dahlen, am familiar with the family history of PAUL R. MADDOX, deceased, who was the owner of the following described property, which has an address of 1081 Merion Dr., Calera, AL 35040, , and is more particularly described in **Exhibit A** attached hereto.

My knowledge of the deceased comes through my relationship as Family Friend with the deceased, and I personally knew the deceased for 2 years.

PAUL R. MADDOX died on or about the 19th day of October, 2024, and the place of residence and homestead at the time of death was as follows:
1081 Merion Drive, Calera, AL 35040

Furthermore, the decedent left surviving the following persons, as heirs or otherwise interested parties to the estate:

Widow/Widower: Janet G. Maddox

Children: Naomi Jones and Lisa Hawk

Adopted children: None

Descendants of predeceased children/adopted children: N/A

Other: N/A

Decedent left no other children, adopted children, or descendants of deceased children/adopted children.

All above referenced parties are over the age of nineteen (19) and competent except the following parties:

N/A

Decedent did leave a will, but it will not be probated, and all debts against the estate have been paid.

Affiant acknowledges that this document is to be used to determine ownership of real property and may be used in a court of law to determine ownership, as well as may be recorded in the County Probate Records.

Executed this 6th day of February, 2026.

Michael Dahlen
Michael Dahlen

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 6th day of February, 2026, by **Michael Dahlen**.

(Seal)

Cassy Dailey
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Cassy Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

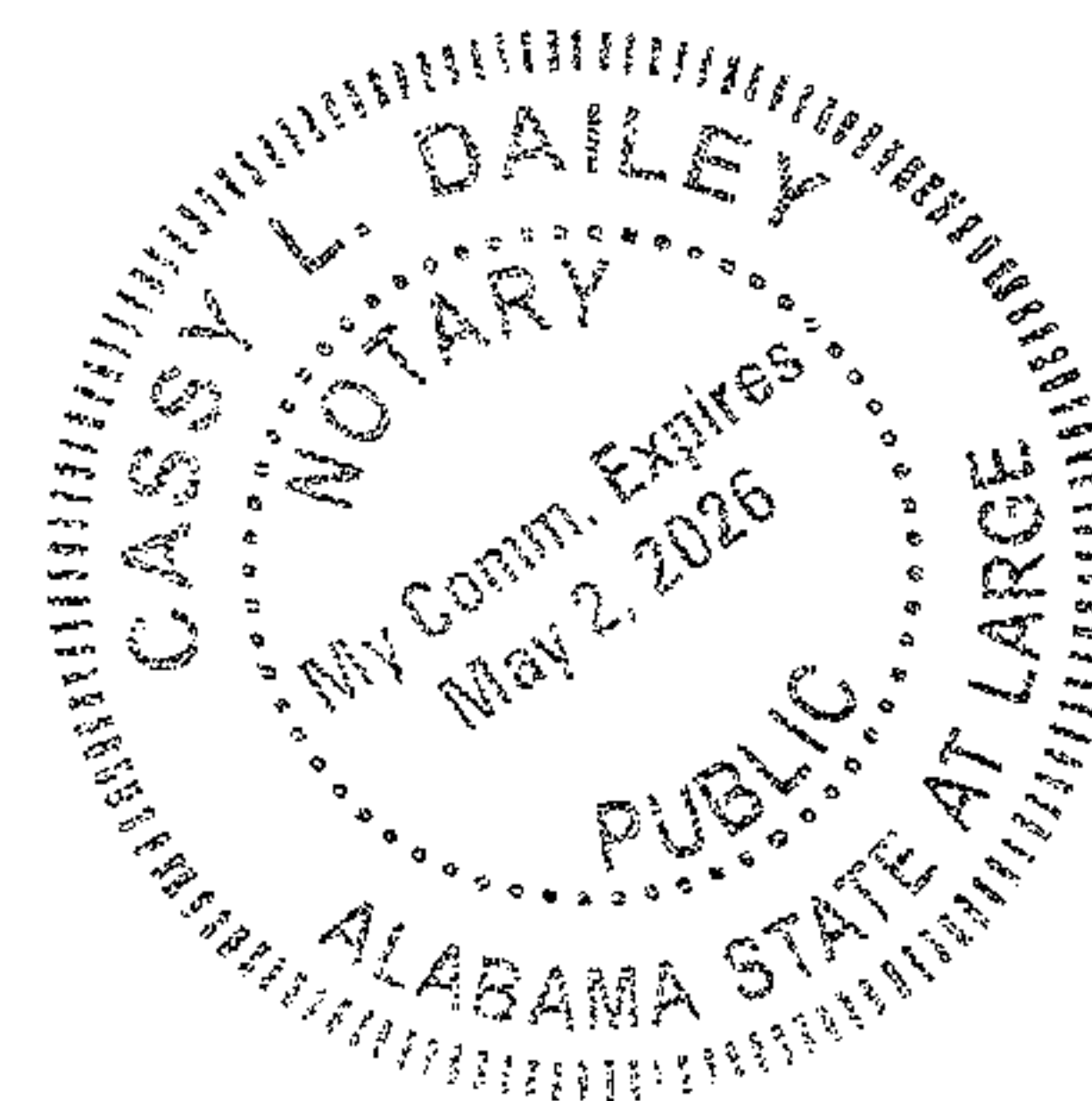


EXHIBIT A

Property 1:

Lot 176, according to the Survey of the Reserve at Timberline Phase 2, as recorded in Map Book 39, Page 27, in the Probate Office of Shelby County, Alabama.

Property Address: 1081 Merion Dr., Calera, AL 35040,

Exhibit B-2
HEIRSHIP AFFIDAVIT

STATE OF ALABAMA
COUNTY OF SHELBY

Before me, the undersigned authority, on this day personally appeared Nancy Levins, (affiant), personally known to me, who after being duly sworn on oath, stated, with personal knowledge, and under penalty of perjury, the following true statement(s):

I, Nancy Levins, am familiar with the family history of PAUL R. MADDOX, deceased, who was the owner of the following described property, which has an address of 1081 Merion Dr., Calera, AL 35040, , and is more particularly described in **Exhibit A** attached hereto.

My knowledge of the deceased comes through my relationship as Family Friend with the deceased, and I personally knew the deceased for 5 years.

PAUL R. MADDOX died on or about the 19th day of October, 2024, and the place of residence and homestead at the time of death was as follows:

Furthermore, the decedent left surviving the following persons, as heirs or otherwise interested parties to the estate:

Widow/Widower: Janet G. Maddox

Children: Naomi Jones and Lisa Hawk

Adopted children: None

Descendants of predeceased children/adopted children: N/A

Other: N/A

Decedent left no other children, adopted children, or descendants of deceased children/adopted children.

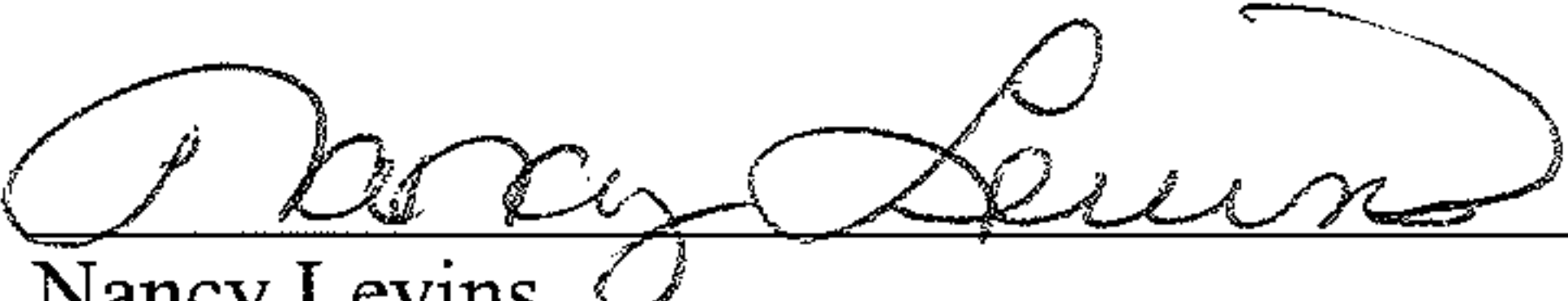
All above referenced parties are over the age of nineteen (19) and competent except the following parties:

N/A

Decedent did leave a will, but it will not be probated, and all debts against the estate have been paid.

Affiant acknowledges that this document is to be used to determine ownership of real property and may be used in a court of law to determine ownership, as well as may be recorded in the County Probate Records.

Executed this 18 day of February, 2026


Nancy Levins

State of Alabama
County of Shelby

Sworn to and subscribed before me on the 18 day of February, 2026, by **Nancy Levins**.

(Seal)




Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Cassy Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

EXHIBIT A

Property 1:

Lot 176, according to the Survey of the Reserve at Timberline Phase 2, as recorded in Map Book 39, Page 27, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2026 03:55:37 PM
\$208.00 BRITTANI
20260224000052760

Brittani S. Bayl