

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Charles H. Thornburg
P.O. Box 726
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **EIGHTY THOUSAND AND NO/00 DOLLARS (\$80,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Charles H. Thornburg, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Charles H. Thornburg and Carl Dean Massey, as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached Exhibit "A" for legal Description

SUBJECT TO:

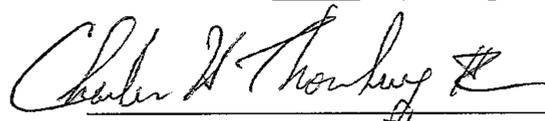
1. Ad valorem taxes due and payable October 1, 2025
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of grantor or spouse

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 16 day of ~~April~~ ^{December} 2025.

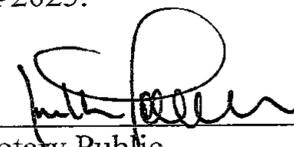


Charles H. Thornburg

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Charles H. Thornburg**, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of ~~April~~ ^{December} 2025.



Notary Public
My Commission Expires:

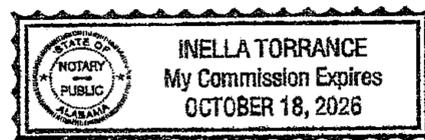


Exhibit "A" – Legal Description

Commence at the Northwest Corner of the Northwest 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama; thence run S 89°24'32" E along the North line of said 1/4 line for a distance of 1652.02' to a point; thence leaving said North line, run S00°50'28" W for a distance of 29.31' to a found 5/8" rebar; thence run N 88°32'10" E for a distance of 87.59' to a 5/8" capped rebar set stamped "Clinkscals and the POINT OF BEGINNING of the parcel herein described; thence continue last said course N88°32'10" E for a distance of 410.79' to a found 5/8" rebar; thence run S 00°18'31" E for a distance of 1245.25' to a found 5/8" rebar on the Northern right-of-way margin of Shelby County Highway #61 (60' R.O.W.); thence run along said right-of-way margin N 88°09'11"W for a distance of 415.34' to a 5/8" capped rebar set stamped "Clinkscals"; thence leaving said right-of-way margin, run thence N00°06'19" W for a distance of 1221.55' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Charles H. Thornburg Grantee's Name Charles H. Thornburg
 Mailing Address P.O. Box 726 Mailing Address P.O. Box 726
Columbiana, AL Columbiana, AL
35051 35051

Property Address 17470 Hwy 61 Date of Sale 12-16-25
Columbiana, AL Total Purchase Price \$ _____
35186 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 80,000.00

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 tax Value
 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 12-16-25 Print Charles H. Thornburg II
 _____ Sign Charles H. Thornburg II
 Unattested (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
 02/26/2026 12:48:45 PM
 \$108.00 BRITTANI
 20260226000054770

Allie S. Boyd