

This instrument prepared by:
Michael Galloway
CMG Law, LLC
P.O Box 151
Gardendale, AL 35071

SEND TAX NOTICE TO:
Jacob S. King
9768 County Road 55
Sterrett, AL 35147

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty Thousand And No/100 Dollars (\$160,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jeremy Evett, a married person and Terry Evett, a married person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jacob S. King (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama:**

he Land referred to herein below is situated in the County of Shelby, State of Alabama and is described as follows: Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter, Section 27, Township 19-S, Range 1 East, run south along said quarter-quarter line a distance of 50.00 feet, thence, left 72 degrees 08 minutes along the center of a ditch a distance of 159.35 feet; thence, left 12 degrees 07 minutes a distance of 196.75 feet; thence, left 97 degrees 38 minutes a distance of 250.00 feet; thence left 90 degrees 00 minutes a distance of 195.00 feet; thence, left 18 degrees 26 minutes a distance of 158.11 feet; thence, right 14 degrees 30 minutes a distance of 75.80 feet, to the east right of way line of Shelby County Road No. 55; thence, left 82 degrees 12 minutes along said right of way line a distance of 65.00 feet; thence left 93 degrees 54 minutes a distance of 80.00 feet to the point of beginning

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$155,200.00 executed and recorded simultaneously herewith.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS NOR THEIR SPOUSES.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 25th day of February, 20 26.



Jeremy Evett

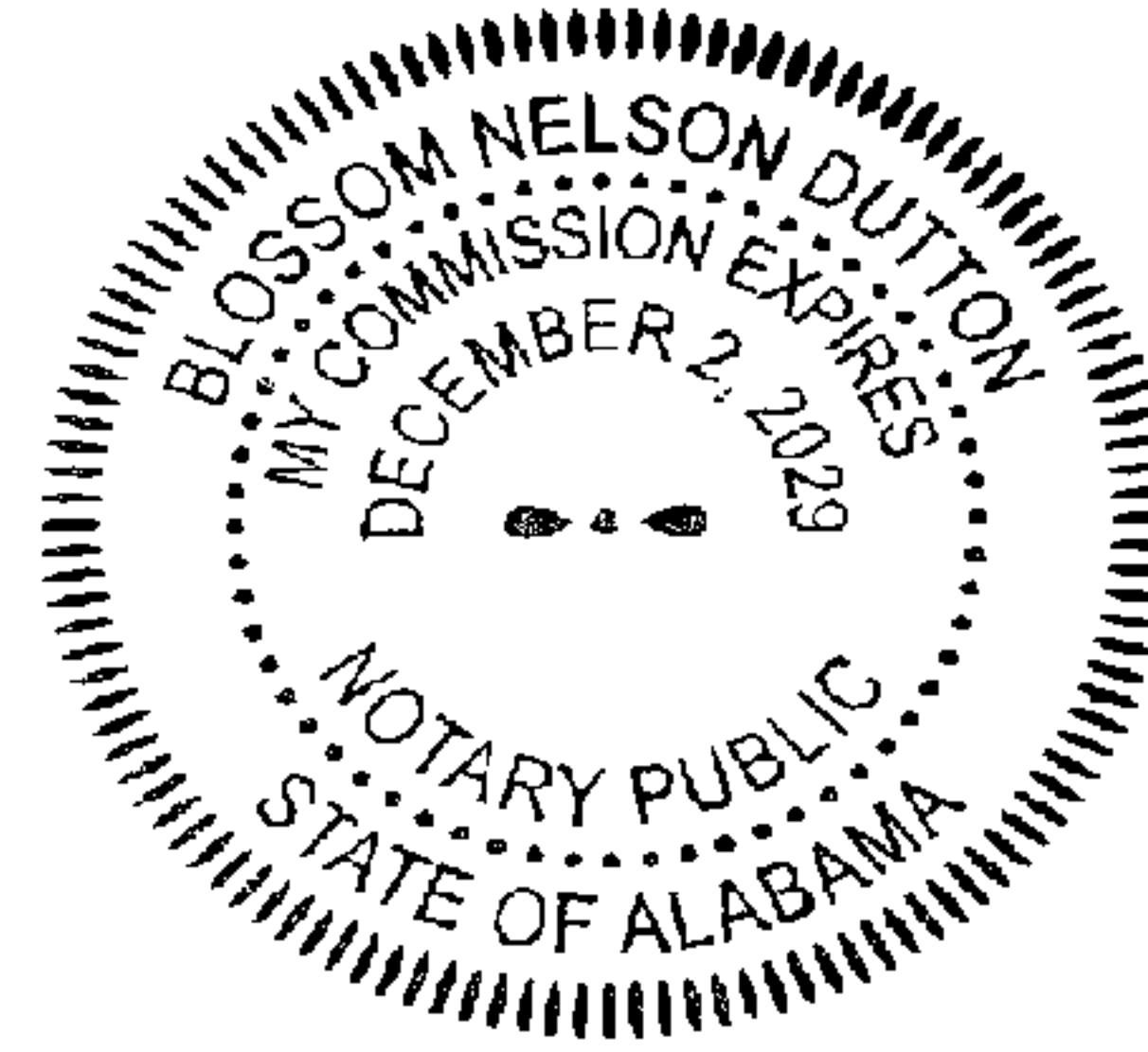
STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremy Evett whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25th day of February, 20 26.



Notary Public
My commission expires:



Poor Quality

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 25 day of February, 2026.

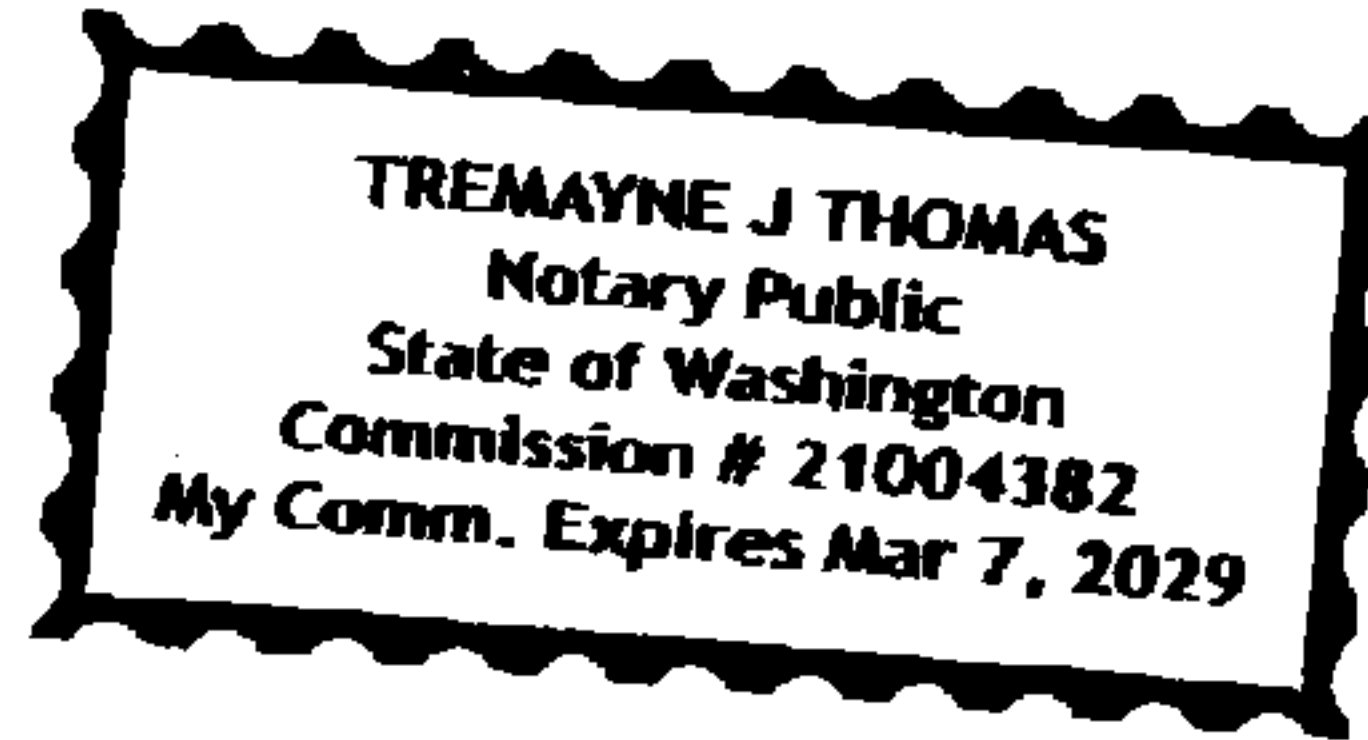
Terry Evett
Terry Evett

STATE OF Washington
COUNTY OF Kitsap

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Evett whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 25 day of February, 2026.

Tremayne J Thomas
Notary Public
My commission expires: 03/07/2029



Real Estate Sales Validation Form

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

Grantor's Name	Jeremy Evett and Terry Evett	Grantee's Name	Jacob S. King
Mailing Address	<u>49 Deerfield Rd.</u> <u>Newton, AL 36357</u>	Mailing Address	9768 County Road 55 Sterrett, AL 35147
Property Address	9768 County Road 55 Sterrett, AL 35147	Date of Sale	February 25, 2026
		Total Purchase Price	\$160,000.00
		or	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> 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

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: February 25, 2026

Sign *[Signature]*
Agent

Validation Form

CT-2600138



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/26/2026 03:42:21 PM
\$36.00 JOANN
20260226000055220

Allen S. Bayl