

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
WINIFRED JACKSON
40230 HIGHWAY 25
HARPERSVILLE, ALABAMA 35078

WARRANTY DEED

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged I, Wanda D. Middleton Threatt, as Personal Representative of The Estate of Shirley L. Middleton, deceased, Shelby County Alabama Case No. PR-2016-000426, (herein referred to as GRANTOR), do grant, bargain, sell and convey unto WINIFRED JACKSON, (herein referred to as GRANTEE), the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

From the Northwest corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South 02 degrees 17 minutes 31 seconds West along the West boundary of said Section 27 for 1355.48 feet; thence South 33 degrees 20 minutes 05 seconds East 25.99 feet to a point on the Southeasterly right of way boundary of U.S. Highway No. 231 (right of way = 80 feet), said point being the point of beginning of herein described parcel of land; thence from said point of beginning proceed South 33 degrees 20 minutes 06 seconds East 203.21 feet; thence South 53 degrees 29 minutes 11 seconds West 79.16 feet; thence North 51 degrees 29 minutes 33 seconds West 70.94 feet; thence North 51 degrees 29 minutes 34 seconds West 94.55 feet to a point on the aforementioned right of way of Highway No. 231; thence North 35 degrees 34 minutes 54 seconds East along said right of way for 139.98 feet back to the point of beginning.

The above described parcel of land is located in the Southwest quarter of Northwest quarter of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2026, which are a lien but not yet due and payable until October 1, 2026.
2. Restrictive Covenants, if any.
3. Less and except any portion of the land lying within road right of way of Highway 25 and Lamplight Circle.

TO HAVE AND TO HOLD Unto the said GRANTEE, her heirs and assigns forever.

And I do, for myself and for my heirs, executors, and administrators covenant with the said GRANTEE), her heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 24th day of February, 2026.

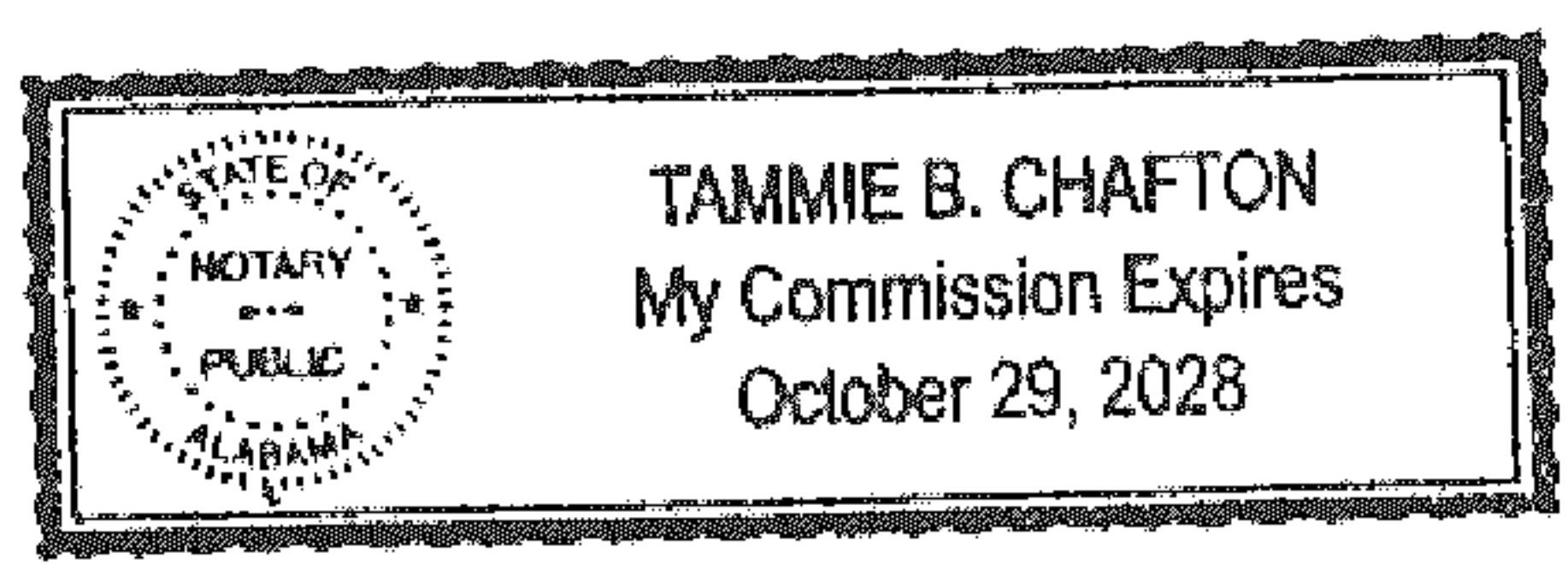
Wanda D. Middleton Threath (s.)
Wanda D. Middleton Threath, as Personal Representative
of The Estate of Shirley L. Middleton, deceased, Shelby
County Alabama Case No. PR-2016-000426

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wanda D. Middleton Threath whose name as Personal Representative of The Estate of Shirley L. Middleton, deceased, Shelby County Alabama Case No. PR-2016-000426, 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, as such Personal Representative and with full authority, has executed the same voluntarily on the day the same bears date on behalf of The Estate of Shirley L. Middleton, deceased, Shelby County Alabama Case No. PR-2016-000426.

Given under my hand and official seal this 24 day of February 2026.

Tammie B. Chafton
Notary Public
My Commission Expires: 10/29/2028



Grantor's Name:
Wanda D. Middleton Threatt, as Personal Representative of
The Estate of Shirley L. Middleton, deceased, Shelby County
Alabama Case No. PR-2016-000426

Grantee's name:
WINIFRED JACKSON

Mailing Address:
5515 HIGHWAY 62
VINCENT, ALABAMA 35178

Mailing Address:
40230 HIGHWAY 25
HARPERSVILLE, ALABAMA 35078

Property Address:
40230 Highway 25
Harpersville, AL 35078

Date of Sale: _____, 2026

Total Purchase Price: \$

or

Actual Value

or

Assessor's Market Value \$48,090.00

Bill of Sale
 Sales Contract
 Closing Statement

Front of Foreclosure Deed
 Appraisal
 Other TAX ASSESSOR



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/27/2026 10:24:10 AM
\$76.50 BRITTANI
20260227000056060

Allie S. Bayl