

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Courtney Alexis Penton  
David Thomas Smith  
1905 Chandaway Drive,  
Pelham, AL 35124

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **MARK T. BRANSON and spouse, MICHELLE L. BRANSON** (herein referred to as Grantors) grant, bargain, sell and convey unto **COURTNEY ALEXIS PENTON and DAVID THOMAS SMITH** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO**


Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$305,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 23rd day of February, 2026.

  
**MARK T. BRANSON**

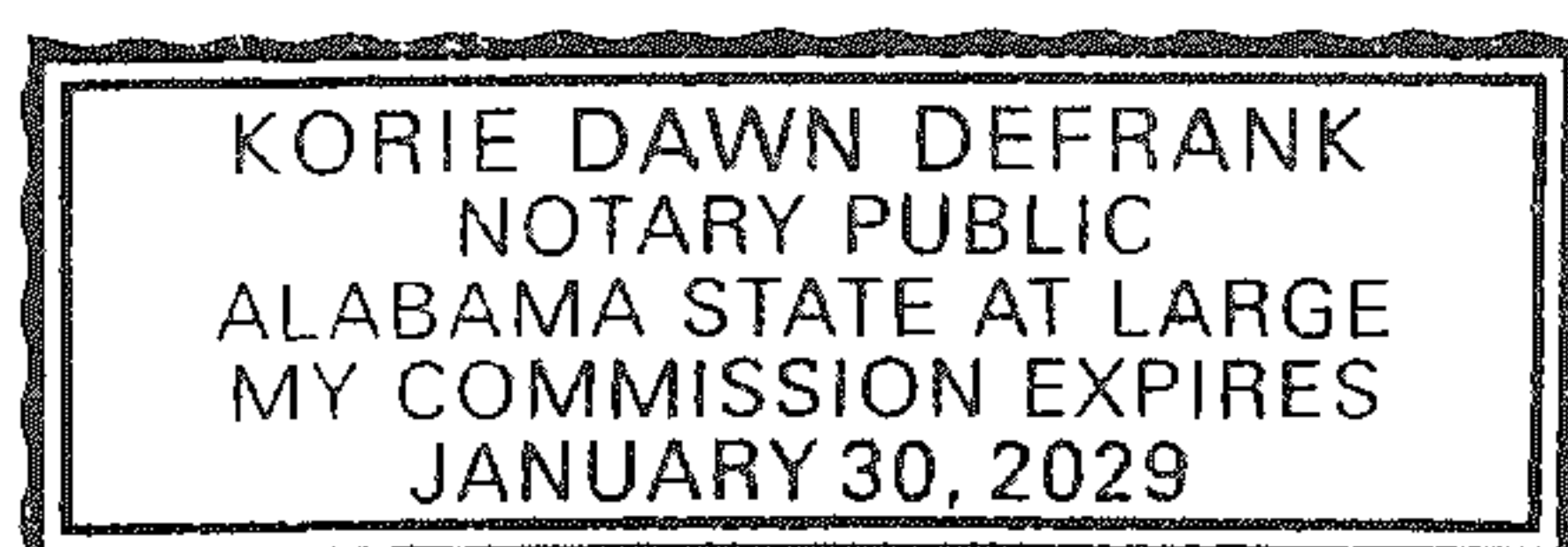
  
**MICHELLE L. BRANSON**


**STATE OF ALABAMA**

**COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **MARK T. BRANSON and MICHELLE L. BRANSON**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of February, 2026.



  
Notary Public  
My Commission Expires: 01/30/2029

## EXHIBIT "A"

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Lot 72, according to the Map of Chandalar South, Second Sector, as recorded in Map Book 6, Page 12, in the Probate Office of Shelby County, Alabama. Situated in the Town of Pelham, Shelby County, Alabama.

and

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama; more particularly described as follows: Begin at the Northwesterly corner of Lot 72 of Chandalar South, 2nd Sector as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 6, Page 12, thence in a Southeasterly direction along the Southwesterly line of said Lot 72 a distance of 95.49 feet to the beginning of a curve to the left said curve having a radius of 50 feet and a central angle of 82 degrees 24 minutes 20 seconds; thence along arc of said curve a distance of 71.91 feet to end of said curve thence continue in a Northeasterly direction a distance of 23.78 feet to the beginning of a curve to the right, said curve having a radius of 50 feet and a central angle of 45 degrees 50 minutes 5 seconds; thence along arc of said curve a distance of 40.0 feet, thence 126 degrees 34 minutes 15 seconds right measured from tangent of said curve in a Southwesterly direction, a distance of 152.52 feet to the Northeasterly right of way line of Alabama Power Company easement, thence 90 degrees right in a Northwesterly direction along said right of way a distance of 167.96 feet to the Southeasterly right of way of Chandalar Drive, thence 90 degrees right in a Northeasterly direction, along said right of way line, a distance of 52.0 feet to the point of beginning.

**TAX PARCEL NUMBER: 13-1-01-4-002-022.000**

Real Estate Sales Validation Form

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

Grantor's Name MARK T. BRANSON
Mailing Address MICHELLE L. BRANSON
1439 Hill Spun Road,
Alabaster, AL 35007

Grantee's Name COURTNEY ALEXIS PENTON
Mailing Address DAVID THOMAS SMITH
1905 Chandaway Drive,
Pelham, AL 35124

Property Address 1905 Chandaway Drive,
Pelham, AL 35124

Date of Sale February 23, 2026
Total Purchase Price \$ 350,000.00

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)

Bill of Sale Appraisal
X Sales Contract Other
X 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).

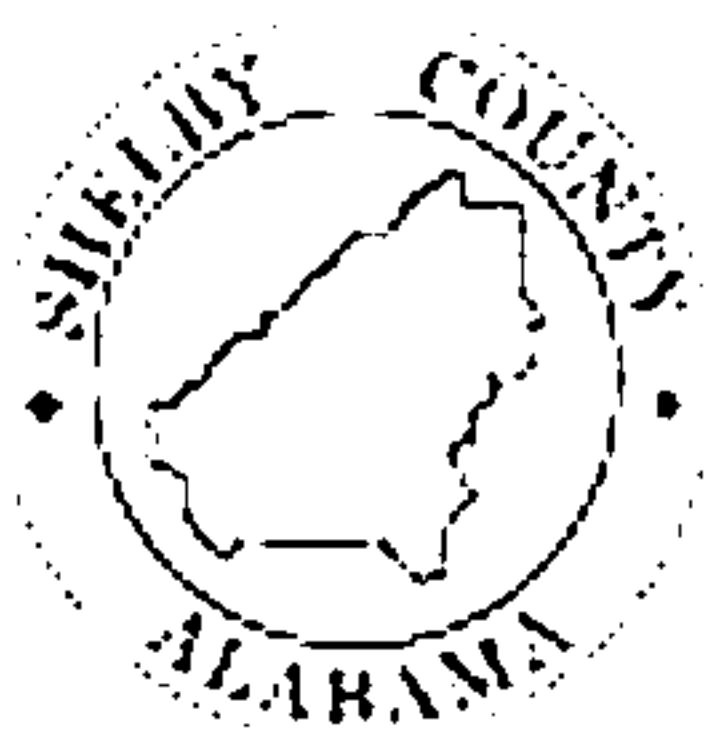
Date February 23, 2026

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (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
03/02/2026 03:31:33 PM
\$73.00 JOANN
20260302000059420

Ally S. Boyd