

WARRANTY DEED

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

Send tax notice to:
Christopher Michael Collins
2005 Ashley Brook Way
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)**, to the undersigned Grantors, in hand paid by the Grantee herein, the receipt where is acknowledged, we, **BRYON MONTALBANO, a married person, and GREGORY WILLIFORD, a married person**, (herein referred to as Grantors) grant, bargain, sell and convey unto **CHRISTOPHER MICHAEL COLLINS** (herein referred to as Grantee), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 2, according to the Survey of Montalbano Subdivision, as recorded in Map Book 62, Page 78, in the Probate Office of Shelby County, Alabama.

This property does not constitute the homestead of Grantors as defined in §6-10-3, Code of Alabama (1975).

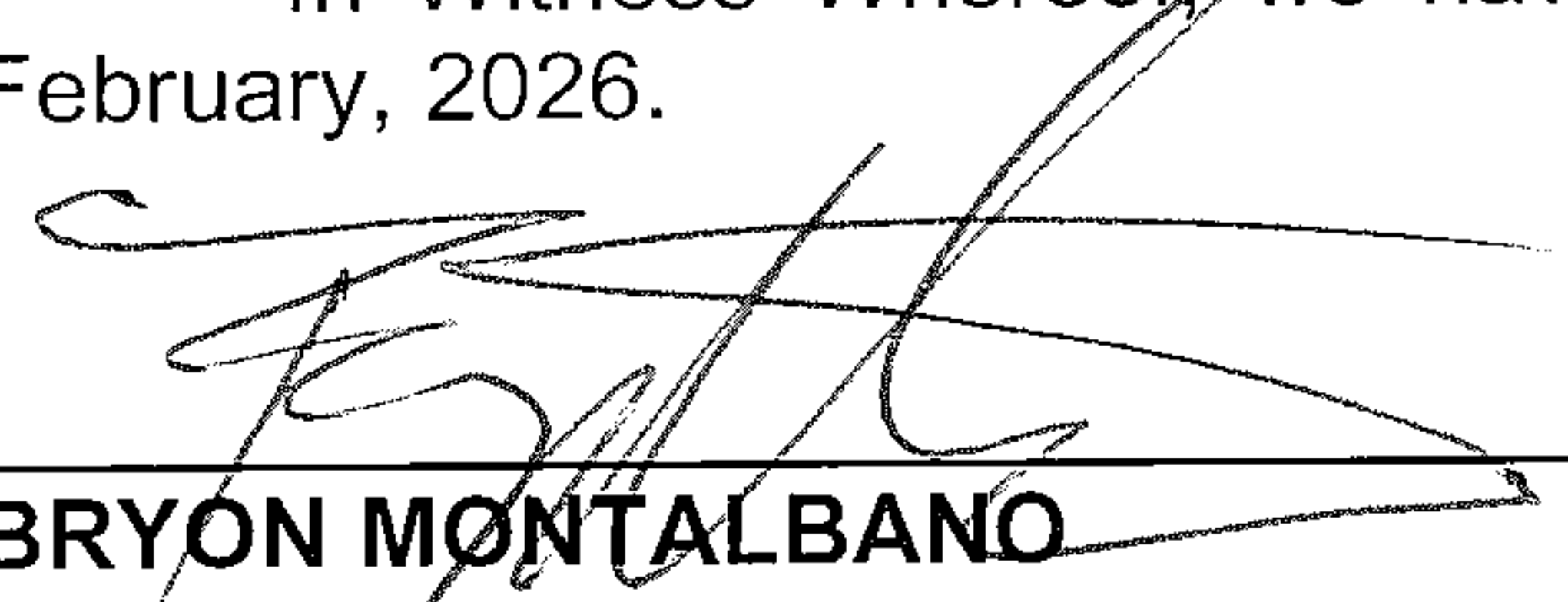
Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

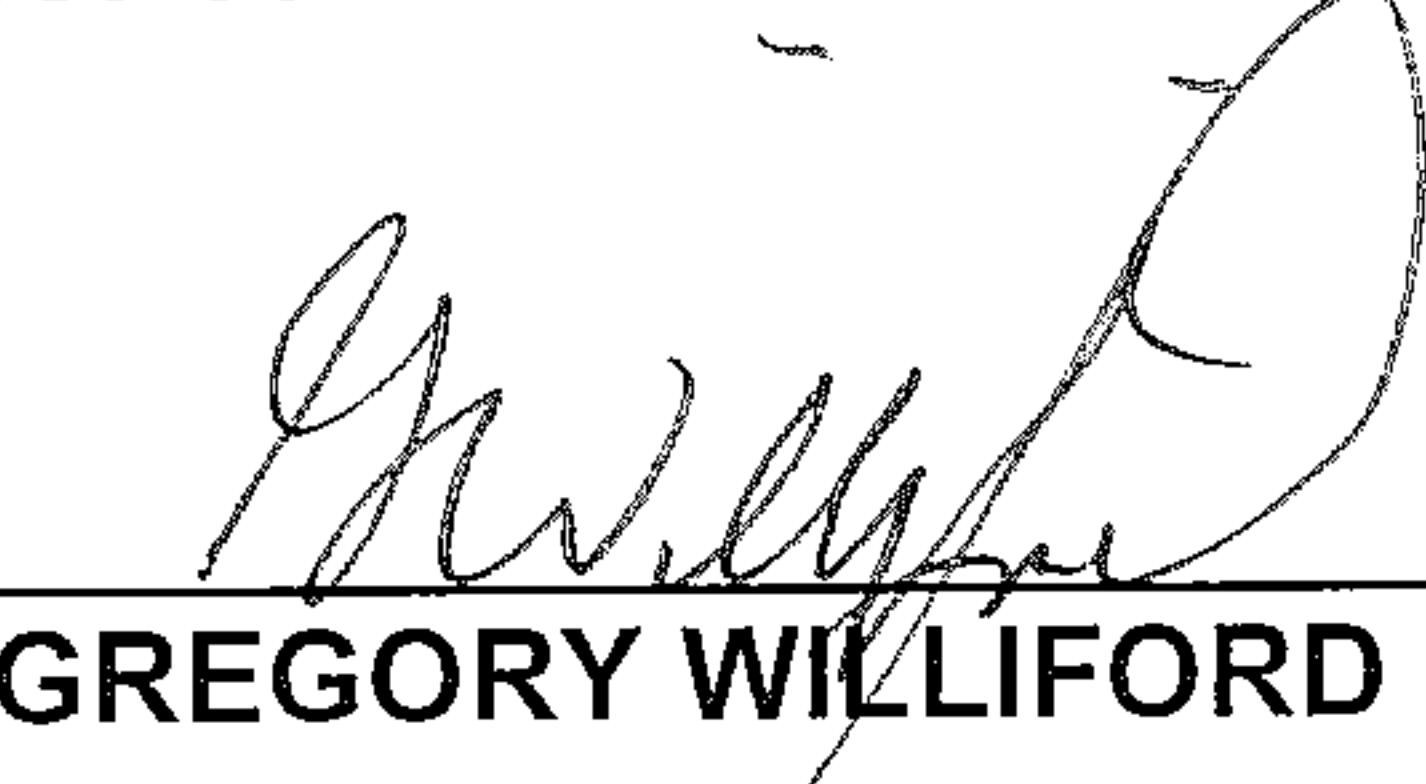
\$80,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that he/she is 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 Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 25th day of February, 2026.



BRYON MONTALBANO



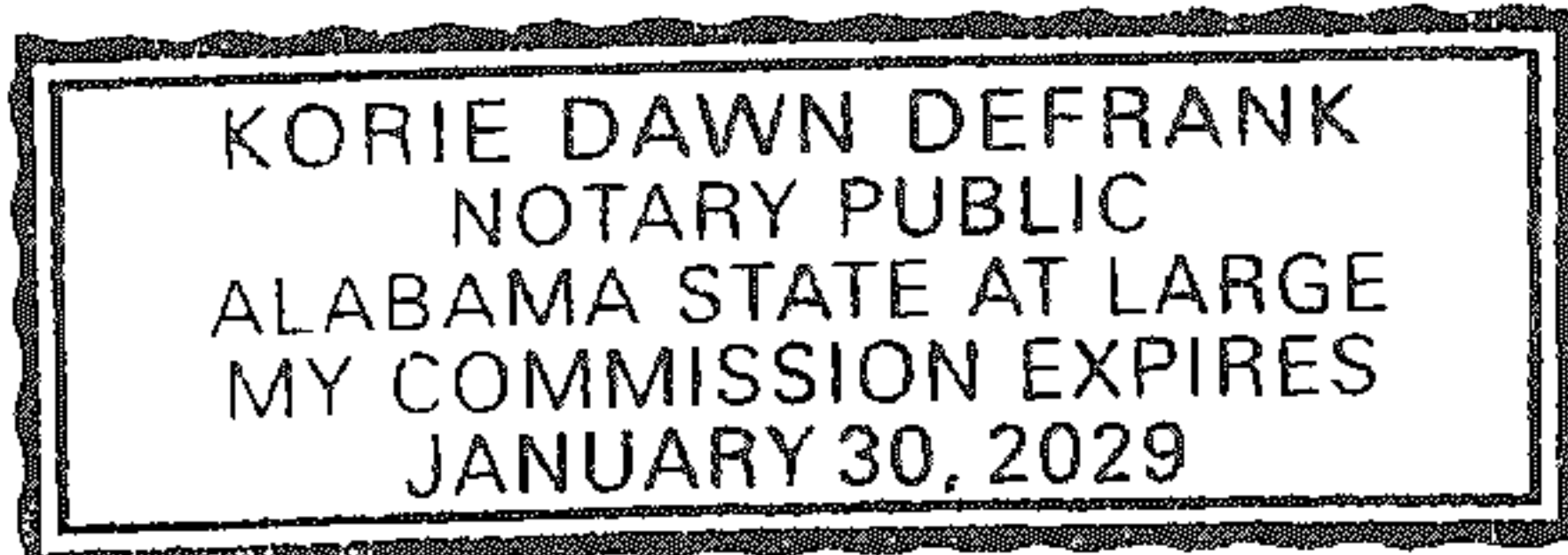
GREGORY WILLIFORD


STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **BRYON MONTALBANO and GREGORY WILLIFORD**, 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 25th day of February, 2026.





Notary Public
My Commission Expires: 01/30/2029

