

This Instrument was Prepared by:

Send Tax Notice To: Melissa Reed
Dewey Cain Reed Jr.

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

227 Fernbrook Ln
Shelby, AL 35143

File No.: MV-26-31020

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

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seventy Thousand Dollars and No Cents (\$270,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Christopher Phillip Reed and Patricia Dozier Reed**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Melissa Reed and Dewey Cain Reed Jr.**, as joint tenants with right of survivorship (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2026 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

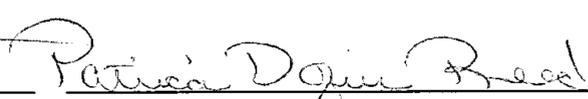
\$229,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of March, 2026.


Christopher Phillip Reed


Patricia Dozier Reed

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Christopher Phillip Reed and Patricia Dozier Reed, 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 this the 2nd day of March, 2026.


Notary Public, State of Alabama

My Commission Expires: 8/19/28



EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 7, 8, 9, 10 in Block 60, of Safford's Map of Shelby, as recorded in Map Book 3, at Pages 38 and 47, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of Lots 4 and 10, in Block 60, previously conveyed by Instrument 20060908000444520, in Probate Office.

Lots 4, 5, 6, 10, 11, 12, in Block 61, of Safford's Map of Shelby, as recorded in Map Book 3, at Pages 38 and 47, in the Probate Office of Shelby County, Alabama.

All that part of Ninth Avenue lying North of Lots 1, 2, 3, and 4, Block 60, and Lots 4, 5, and 6, Block 61, of Safford's Map of Shelby, as recorded in Map Book 3, at Pages 38 and 47, in the Probate Office of Shelby County, Alabama.

The North Half of Tenth Avenue lying South of Lots 7, 8, 9, and 10, Block 60, and Lots 10, 11, and 12, Block 61, of Safford's Map of Shelby, as recorded in Map Book 3, at Pages 38 and 47, in the Probate Office of Shelby County, Alabama.

All of Ninth Street lying East of Lots 4, 5, 6, 10, 11, and 12, Block 61, of Safford's Map of Shelby, as recorded in Map Book 3, at Pages 38 and 47, in the Probate Office of Shelby County, Alabama.

