

This Instrument was Prepared by:

Send Tax Notice To: John Tyler Richardson
Kelsey Krue Richardson

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

File No.: S-25-30875

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 Five Thousand Dollars and No Cents (\$205,000.00)**, 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, **Jared Michael Neighbors, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Tyler* and Kelsey Krue Richardson**, 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;

*Richardson

SEE EXHIBIT "A" ATTACHED HERETO

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

No part of the homestead of the Grantor herein or spouse.

\$0.00 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 26th day of Feb, 2026.



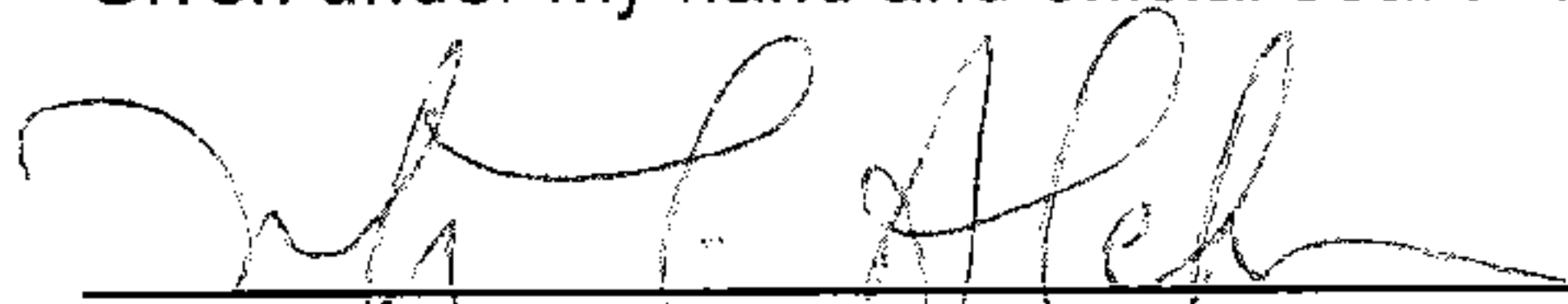
Jared Michael Neighbors

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 Jared Michael Neighbors, 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 26th day of Feb, 2026.



Notary Public, State of Alabama

My Commission Expires: 5-19-28

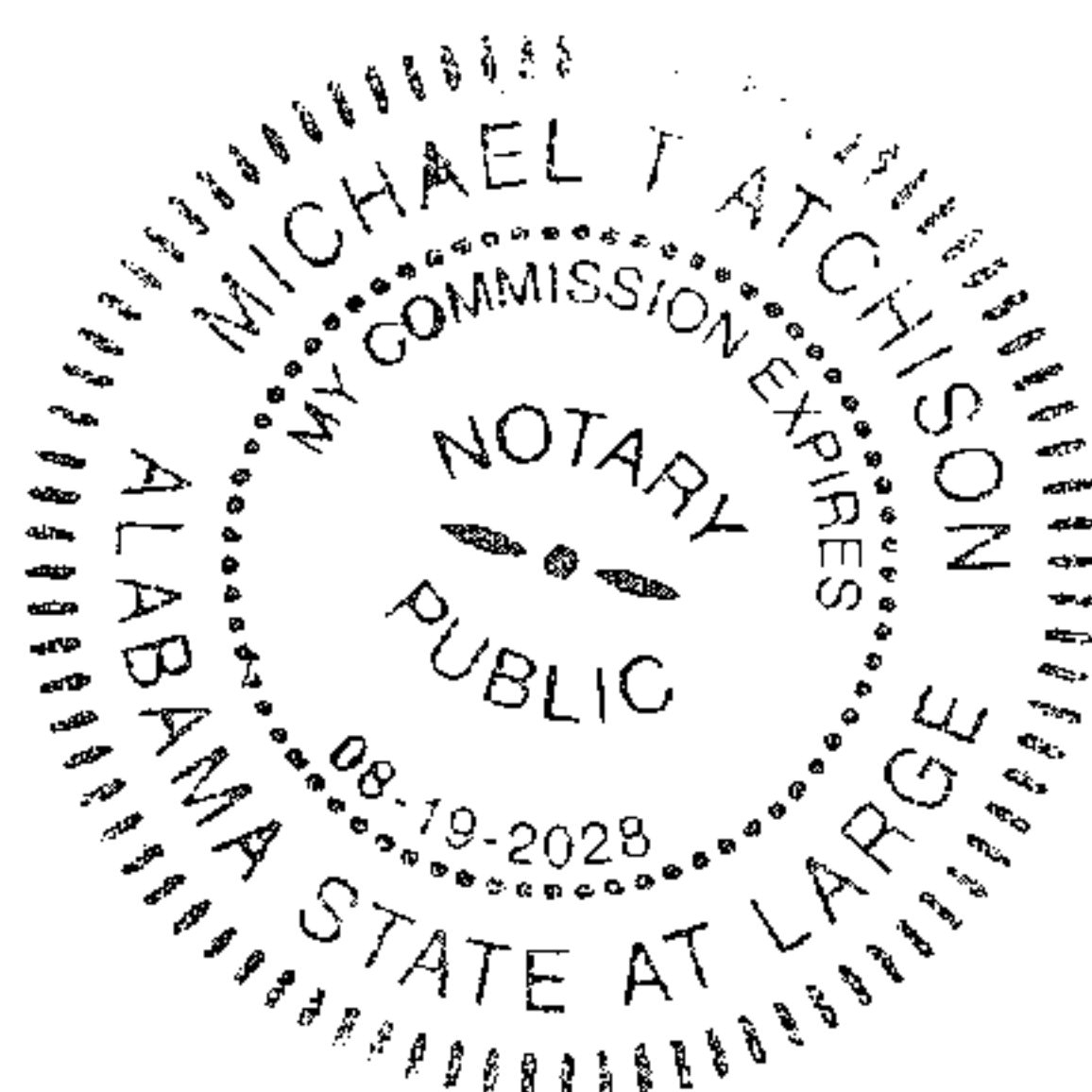


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a rock pile being the Northwest corner of the Northeast One-Fourth of the Northeast One-Fourth of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; from this beginning point, proceed South 87 degrees 20 minutes 00 seconds East along the North boundary of said Quarter-Quarter Section for a distance of 689.09 feet to a rock pile in place, said point being the Northeast corner of the West One-Half of said Northeast One-Fourth of the Northeast One-Fourth; thence proceed South 00 degrees 45 minutes 02 seconds West along the East boundary of said West One-Half of said Quarter-Quarter Section for a distance of 1345.53 feet to a 1/2-inch rebar in place, said point being the Southeast corner of said West One-Half of said Quarter-Quarter Section; thence proceed South 88 degrees 18 minutes 32 seconds West along the South boundary of said Northeast One-Fourth of the Northeast One-Fourth for a distance of 687.77 feet to a 1-inch pipe in place, said point being the Southwest corner of said Quarter-Quarter Section; thence proceed North 00 degrees 41 minutes 13 seconds East along the West boundary of said Quarter-Quarter Section for a distance of 1397.87 feet to the point of beginning.

The above described land is located in the West One-Half of the Northeast One-Fourth of the Northeast One-Fourth of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama.

ALSO, a 20-foot easement being 20-feet in equal width on the East side of the following described line: Commence at a 1-inch pipe in place being the Southwest corner of the Northeast One-Fourth of the Northeast One-Fourth of Section 10, Township 18 South, Range 1 East, Shelby County, Alabama, said point also being the Northwest corner of the Southeast One-Fourth of the Northeast One-Fourth of said Section 10 and being the point of beginning of said 20-foot easement; from this beginning point proceed South 00 degrees 06 minutes 26 seconds East along the West boundary of said Section 10 and along the West boundary of said 20-foot easement for a distance of 614.69 feet; thence proceed South 02 degrees 09 minutes 48 seconds East along the West boundary of the Southeast One-Fourth of the Northeast One-Fourth of said Section 10 and along the West boundary of said 20-foot easement for a distance of 299.84 feet to a point on the Northerly right of way of Alabama Highway #25, said point being the termination of said 20-foot easement.

According to survey of Christopher M. Ray, RLS #26017, dated February 7, 2025.

Being the same property conveyed from Tina L. Fountain and Jolly R. Fountain, husband and wife, to Jared Michael Neighbors by Warranty Deed dated March 12, 2025, filed for record in the Probate Office of Shelby County, Alabama on March 17, 2025 at 08:22:00 AM and recorded in Instrument #: 20250317000078020

Real Estate Sales Validation Form

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

Grantor's Name	Jared Michael Neighbors	Grantee's Name	John Tyler Richardson Kelsey Krue Richardson
Mailing Address	<u>15141 Highway 43 Vandiver, AL 35176</u>	Mailing Address	<u>210 Woodland Dr Birmingham, AL 35209</u>
Property Address	<u>53756 Highway 25 Vandiver, AL 35176</u>	Date of Sale	<u>February 26, 2026</u>
		Total Purchase Price	<u>\$205,000.00</u>
		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 checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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

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 of 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 24, 2026

Print Jared Michael Neighbors

Sign *Jared Neighbors*
(Grantor/Grantee/Owner/Agent) circle one

Unattested



Filed and Recorded by
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2026 01:24:52 PM
\$233.00 JOANN
20260303000060930

Alvin S. Bayl

Form RT-1