

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Janet Lynn Stephenson Childress
4161 Hwy 71
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY NINE THOUSAND NINE HUNDRED FIFTY DOLLARS AND ZERO CENTS (\$69,950.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Janet Lynn Stephenson Childress, a married woman and Amanda Lee Salser, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Janet Lynn Stephenson Childress** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2026.
2. Easements, restrictions, rights of way, and permits of record

No part of the homestead of the grantor, Amanda Lee Salser.
Grantors herein are all the heirs at law of Janet Salser the grantee in Instrument # 20070328000138980.
Janet Salser is deceased, having died May 8, 2022.
Janet Lynn Stephenson and Janet Lynn Stephenson Childress are on in the same person.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of February 2026.

Janet Lynn Stephenson Childress
Janet Lynn Stephenson Childress

Shelby County, AL 03/05/2026
State of Alabama
Deed Tax: \$70.00

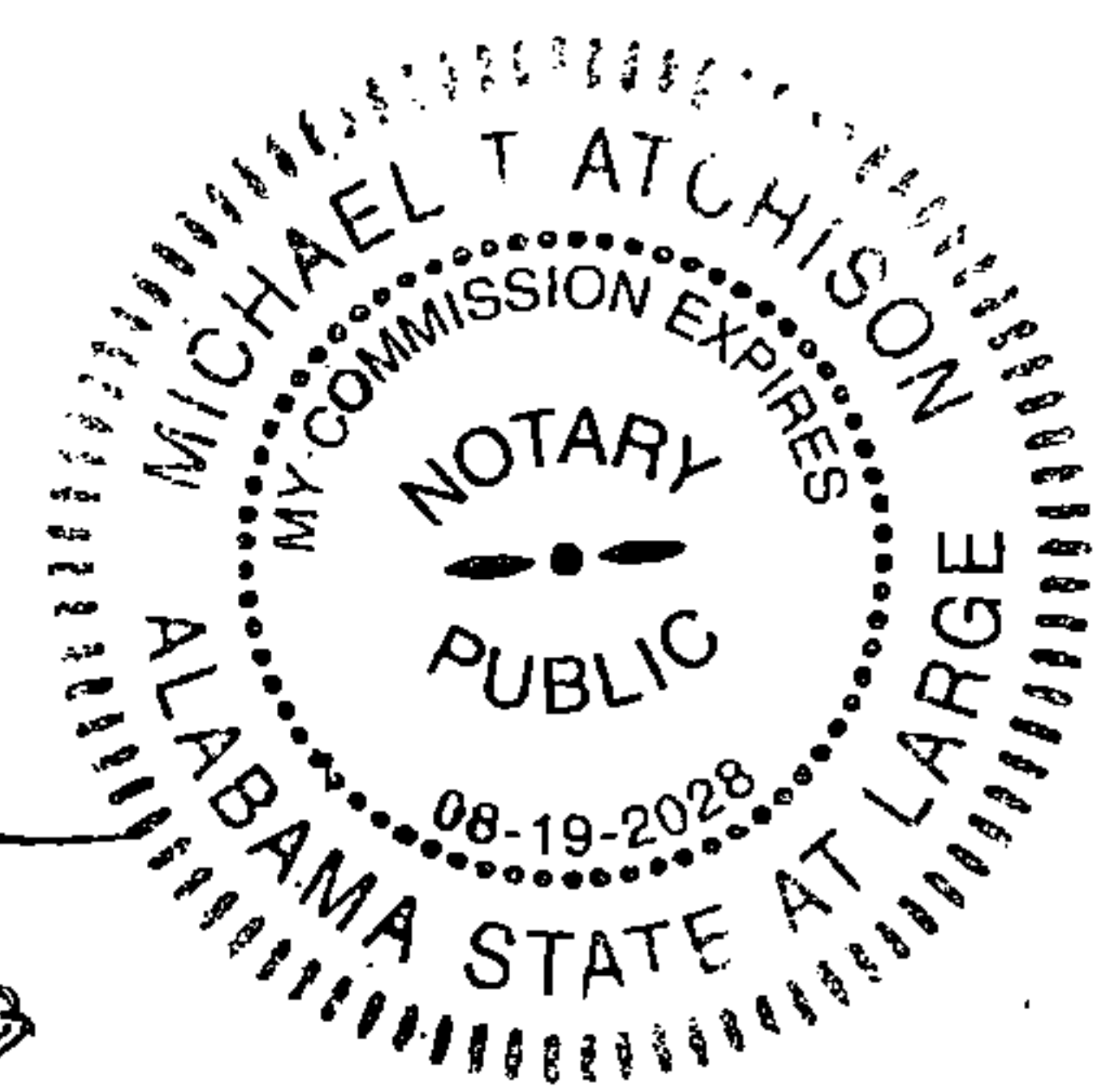
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Janet Lynn Stephenson Childress**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2026.

Michael T. Atchison

Notary Public
My Commission Expires: 8-19-28



Amanda Lee Salser

Amanda Lee Salser



20260305000064370 2/4 \$101.00
Shelby Cnty Judge of Probate, AL
03/05/2026 12:14:17 PM FILED/CERT

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Amanda Lee Salser*, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of February, 2026.

Michael T. Atchison

Notary Public

My Commission Expires: 8-19-28





20260305000064370 3/4 \$101.00
Shelby Cnty Judge of Probate, AL
03/05/2026 12:14:17 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Lot No. 1 of Earmond's Place, as per Map or Plat of said Subdivision filed for record in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 28 at Page 140, said property lying and being situated in Section 11, Township 24 North, Range 15 East, Shelby County;

Less and Except a parcel of land, as recorded in the Office of the Probate Judge of Shelby County, Alabama, Instrument No. 2002-14767, being described as follows: Beginning at the Northwest corner of said Lot 1; thence South 69 deg. 44' 54" East, along the South right-of-way line of County Road No. 71, a distance of 210.00 feet to a point; thence South 7 deg. 38' 45" West a distance of 212.55 feet to a point; thence North 69 deg. 44' 54" West a distance of 210.00 feet to a point on the West line of said Lot 1; thence North 7 deg. 38' 45" East, a distance 212.55 feet to the point of beginning. The herein described parcel contains approximately 1.00 acre of land.

Real Estate Sales Validation Form

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

Grantor's Name Janet Childress
Mailing Address 4161 Hwy 71
Shelby AL 35147

Grantee's Name Janet Childress
Mailing Address 4161 Hwy 71
Shelby AL 35147

Property Address
4161 Hwy 71
Shelby AL 35147

Date of Sale 25 Feb 26
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 69,950.00

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
 Sales Contract
 Closing Statement

Appraisal tax Value
 Other

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 to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons 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 25 Feb 26

Print Janet Lynn Stephenson Childress

Unattested

(verified by)

Sign Janet Lynn Stephenson Childress
(Grantor/Grantee/Owner/Agent) circle one

