

This Instrument was Prepared by:

Send Tax Notice To: Patricia Lindsay Tatum

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

4722 McGill Court
Hoover, AL 35226

File No.: MV-26-31023

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Five Thousand Dollars and No Cents (\$165,000.00)**, 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, **Thomas W. Atchison, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Patricia Lindsay Tatum**, (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 2026 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

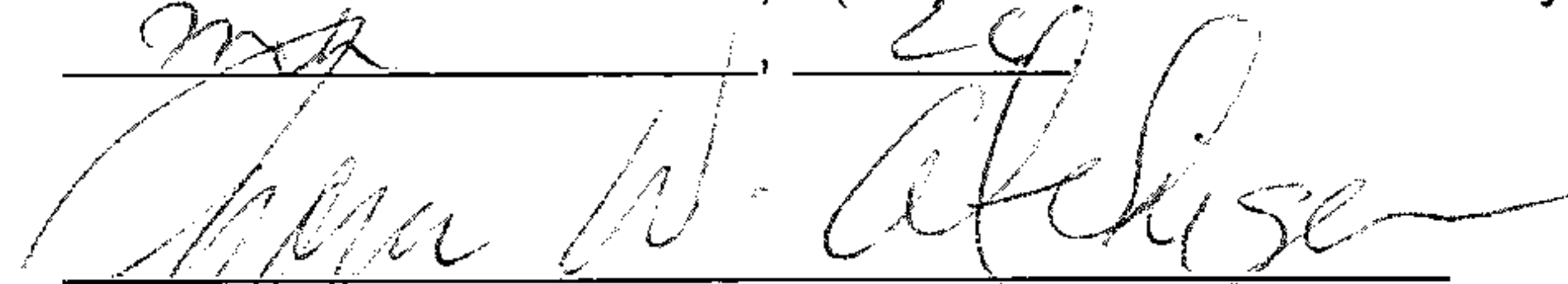
No part of the homestead of the Grantor herein or spouse.

\$125,000.00 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 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, 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 5th day of

March, 2026

Thomas W. Atchison

State of Alabama

County of Shelby

I, April Aldridge, a Notary Public in and for the said County in said State, hereby certify that Thomas W. Atchison, 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 5th day of March, 2026.


Notary Public, State of Alabama

My Commission Expires: August 19, 2028

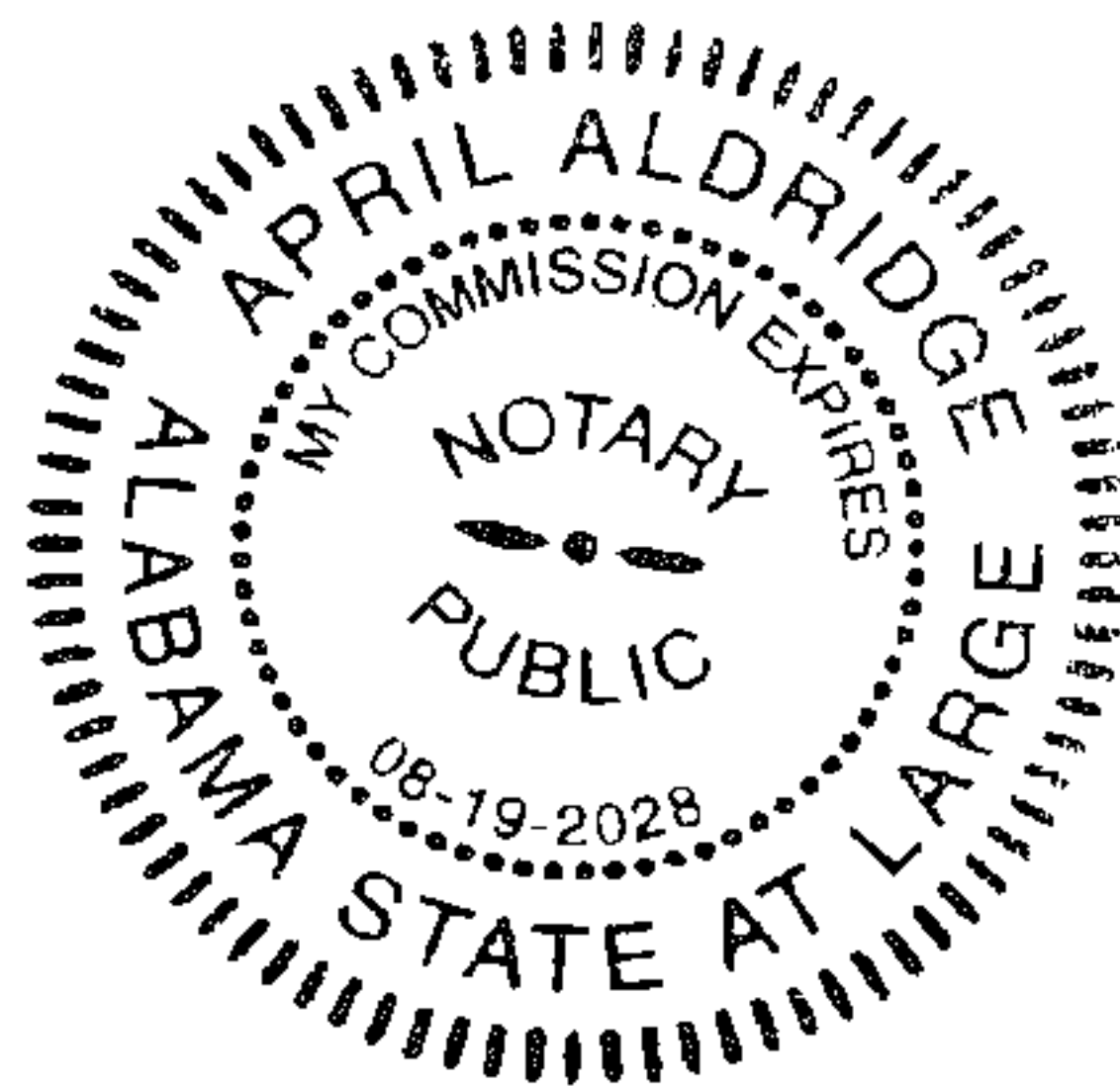


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the northwest corner of the NW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West; thence run easterly along the North boundary line of said NW 1/4 of NE 1/4, a distance of 399.00 feet to a point on the centerline of Moore Street; thence continue easterly along the North boundary line of said NW 1/4 of NE 1/4, a distance of 210.10 feet to an iron found in place on the South 40 foot right of way line of Shelby County Highway No. 30 (Mardis Ferry Road); thence turn an angle of 171 degrees 47 minutes 33 seconds to the left and run in a westerly direction along the said South 40 foot right of way line of Shelby County Highway No. 30, a distance of 319.19 feet to a point; thence turn an angle of 78 degrees 09 minutes 55 seconds to the left and run a measured distance of 173.26 feet to an iron found in place; thence turn an angle of 66 degrees 42 minutes 41 seconds to the left and run a measured distance of 73.37 feet to an iron found in place and the point of beginning; thence turn an angle of 67 degrees 19 minutes 50 seconds to the right and run a measured distance of 65.71 feet to an iron found in place; thence turn an angle of 0 degrees 03 minutes 11 seconds to the right and run a measured distance of 79.87 feet to an iron found in place; thence turn an angle of 0 degrees 06 minutes 10 seconds to the right and run a measured distance of 32.28 feet to an iron found in place; thence turn an angle of 108 degrees 01 minute 50 seconds to the left and run a distance of 262.08 feet to a point on the centerline of Moore Street; thence turn an angle of 71 degrees 00 minutes 06 seconds to the left and run along the centerline of said Moore Street and along a curve to the left (concave southwesterly and having a radius of 124.55 feet and a central angle of 29 degrees 10 minutes 50 seconds) for an arc distance of 63.43 feet to a point; thence continue along the centerline of said Moore Street and along the tangent of said curve a distance of 40.83 feet to a point; thence continue along centerline of said Moore Street and along a curve to the right (concave northeasterly and having a radius of 113.18 feet and a central angle of 47 degrees 52 minutes 51 seconds) for an arc distance of 94.58 to a point; thence turn an angle of 86 degrees 25 minutes 52 seconds to the left from the tangent of said curve and run a distance of 104.65 feet to the point of beginning. Said parcel of land is lying in the NW 1/4 of NE 1/4, Section 25, Township 21 South, Range 1 West, Shelby County, Alabama

