

**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:*  
**Frank Couch & Charlon Couch**  
*2211 Highway 42*  
*Calera, AL 35040*

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**  
**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **NINE HUNDRED FIFTY EIGHT THOUSAND SIX HUNDRED FIFTEEN DOLLARS AND ZERO CENTS (\$958,615.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Estate of Patsy D. McCombs AKA Peggy McCombs, Case No. PR-2025-003147, Probate Office Shelby County, Alabama and Shelly Wade, a married woman, Charlon M. Couch, a married woman (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Frank Couch and Charlon Couch, as joint tenants with right of survivorship (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 Shelly Wade and Charlon M. Couch or their spouse's.

**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 9<sup>th</sup> day of *March*, 2026.

**Estate of Patsy D. McCombs AKA Peggy McCombs,**  
**Case No. PR-2025-003147, Probate Office**  
**Shelby County, Alabama**

*Shelly M Wade*  
**Shelly M. Wade, Co-Personal Representative**

*Shelly Wade*  
**Shelly Wade, Individually**

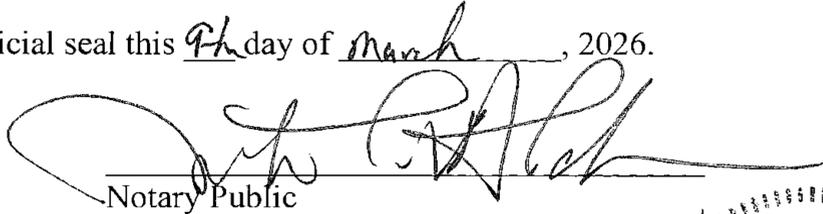
*Charlon M Couch*  
**Charlon M. Couch, Co-Personal Representative**

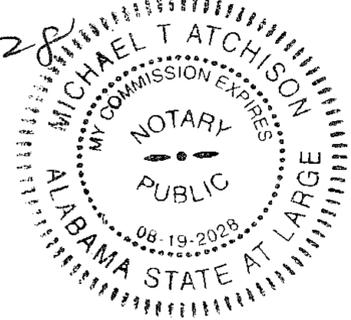
*Charlon M Couch*  
**Charlon M. Couch, Individually**

STATE OF AL  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shelly Wade, individually**, 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 9<sup>th</sup> day of March, 2026.

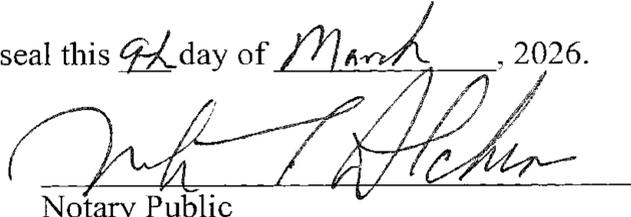
  
Notary Public  
My Commission Expires: 8-19-28

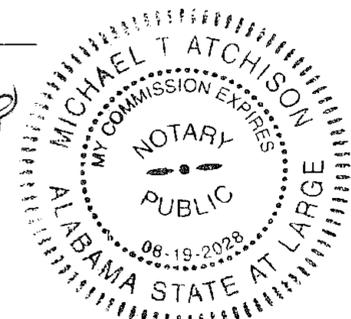


STATE OF AL  
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Shelly Wade, as Co-Personal Representative of Estate of Patsy D. McCombs AKA Peggy McCombs, Case No. PR-2025-003147, Probate Office Shelby County, Alabama** 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 9<sup>th</sup> day of March, 2026.

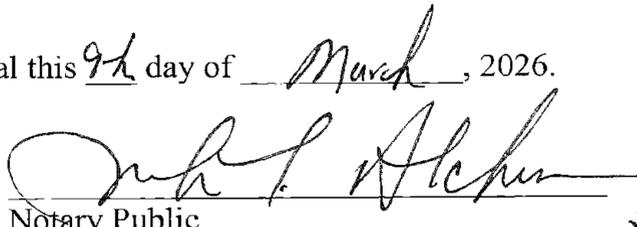
  
Notary Public  
My Commission Expires: 8-19-28

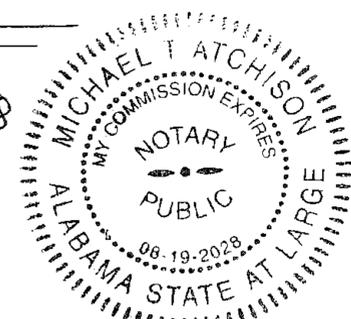


STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Charlon M. Couch, as Co-Personal Representative of Estate of Patsy D. McCombs AKA Peggy McCombs, Case No. PR-2025-003147, Probate Office Shelby County, Alabama and Charlon M. Couch, individually** 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 9<sup>th</sup> day of March, 2026.

  
Notary Public  
My Commission Expires: 8-19-28



**EXHIBIT A – LEGAL DESCRIPTION****Parcel 1:**

The E ½ of the NE ¼ of Section 1, Township 22 South, Range 2 West, containing 80 acres, more or less and identified by Parcel I.D. 281010000001000 in the Property Tax Records of Shelby County, Alabama.

**Parcel 2:**

The W ½ of the NE ¼ of Section 1, Township 22 South, Range 2 West and all of the NW ¼ lying North and East of Shelby County Highway No. 42 in Section 1, Township 22 South, Range 2 West, identified by Parcel I.D. 281010000002000 in the Property Tax Records of Shelby County, Alabama.

**LESS AND EXCEPT:****Property conveyed in Inst No. 20211014000501150, Probate Office, Shelby County, Alabama, described as follows:**

Commence at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence N90°00'00"E a distance of 3030.75'; thence S09°01'38"E a distance of 519.67' to the POINT OF BEGINNING; thence continue S09°01'38"E a distance of 780.90'; thence S75°23'02"W a distance of 1375.36' to the Easterly R.O.W. line of Shelby County Highway 42; thence N09°52'06"W and along said R.O.W. line a distance of 114.56' to a curve to the left, having a radius of 995.00', subtended by a chord bearing N19°57'57"W, and a chord distance of 348.89'; thence along the arc of said curve and along said R.O.W. line for a distance of 350.70'; thence N63°18'01"E and leaving said R.O.W. line a distance of 1507.86' to the POINT OF BEGINNING.

**Property conveyed in Inst No. 20210506000225110, Probate Office, Shelby County, Alabama, described as follows:**

Commence at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence S00°00'00"E a distance of 998.70'; thence S89°02'01"E a distance of 95.43'; thence S79°02'41"E a distance of 38.05'; thence S69°47'11"E a distance of 178.21' to the POINT OF BEGINNING; thence continue S69°47'11"E a distance of 85.16' to the Northerly R.O.W. line of Shelby County Highway 42; thence N87°45'16"E and along said R.O.W. line a distance of 255.90'; thence N00°14'44"W and along said R.O.W. line a distance of 10.00'; thence N87°39'31"E and along said R.O.W. line a distance of 288.88' to a curve to the right, having a radius of 1004.93', and subtended by a chord bearing S89°d19'20"E and a chord distance of 102.51'; thence along the arc of said curve and along said R.O.W. line a distance of 102.55'; thence N1°50'02"E leaving said R.O.W. line, a distance of 294.44'; thence N23°39'58"W a distance of 820.66'; thence N90°00'00"W a distance of 406.37'; thence S00°00'00"E a distance of 1047.11' to the POINT OF BEGINNING.

Also, to be described in the future as follows:

Lot 1 of the Final Plat of Big M Estates as recorded in Map Book 54, Page 37, Probate Office Shelby County, Alabama.

**Property conveyed in Inst No. 20230412000103170, Probate Office, Shelby County, Alabama, described as follows:**

BEGIN at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°00'31"E a distance of 588.07'; thence S00°05'50"W a distance of 525.39' to the Northerly R.O.W. line of Shelby County Highway 42; thence N87°45'16"E and along said R.O.W. line a distance of 381.01'; thence N69°47'11"W and leaving said R.O.W. line a distance of 85.16'; thence N00°00'00"W a distance of 1069.11'; thence N90°00'00"W a distance of 300.00' to the POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/09/2026 03:55:28 PM  
\$994.00 JOANN  
20260309000068790

*Allen S. Bayl*

Real Estate Sales Validation Form

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

Grantor's Name Shelly Wade  
Mailing Address 3 Sugarloaf Lane  
Brentwood TN 37027

Grantee's Name Frank Couch  
Mailing Address 2211 Highway 42  
Calera, AL 35040

Property Address  
Acres

Date of Sale 9 March 2026  
Total Purchase Price \$ 958,615.00  
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)

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- 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 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 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 1mch 26

Print Shelly Wade

Unattested

Sign *Shelly Wade*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one