

THIS INSTRUMENT PREPARED BY:
Ross Bridge Legal, LLC
Morgan B. Means
2301 Grand Avenue, Suite 101
Hoover, AL 35226

SEND TAX NOTICE TO:
Tyler I. Hoppes and Emily Grace Hoppes
5543 Highway 55
Wilsonville, AL 35186

This instrument is being recorded to correct the legal description in that deed recorded on 07/02/2025 as Instrument #20250702000200100 in the Office of the Judge of Probate, Shelby County, Alabama.

GENERAL WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **TWO HUNDRED EIGHTY THOUSAND AND 00/100 DOLLARS (\$280,000.00)**, the amount of which can be verified by the closing statement, and other good and valuable consideration in hand paid to **Jeffrey A. Kerstner**, an unmarried man, (hereinafter referred to as "Grantors"), whose address is 295 Alabama Ave, Thorsby, AL 35171, the receipt and sufficiency of which is hereby acknowledged, by **Tyler I. Hoppes and Emily Grace Hoppes, as joint tenants with right of survivorship** (hereinafter referred to as "Grantees"), whose address is 215 Birkdale Circle, Pelham, AL 35124, hereby grant, bargain, sell and convey unto Grantees, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, **the address of which is 5543 Highway 55, Wilsonville, AL 35186** to-wit:

TRACT 6:

That part of the North 105.00 feet of the South 939.06 feet of the North half of the Northeast Quarter of Section 17, Township 20 South, Range 1 East, that lies West of the West right of way of County Road 55. Situated in Shelby County, Alabama.

TRACT 7:

That part of the North 105.00 feet of the South 1044.06 feet of the North-Half of the North-East quarter of Section 17, Township 20 South, Range 1 East, that lies West of the West right of way of County Road 55. Situated in Shelby County, Alabama.

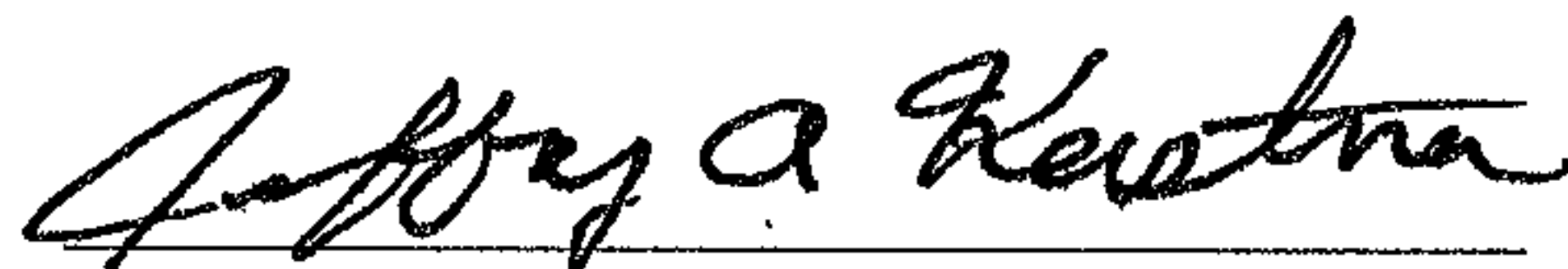
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$140,000.00 executed and recorded simultaneously herewith.

Jeffrey A. Kerstner is the surviving grantor from that deed recorded on 07/02/2025 as Instrument #20250702000200100 in the Office of the Judge of Probate, Shelby County, Alabama. The other grantor, Debra A. Kerstner, having died on November 21, 2025.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the **26th day of February, 2026.**

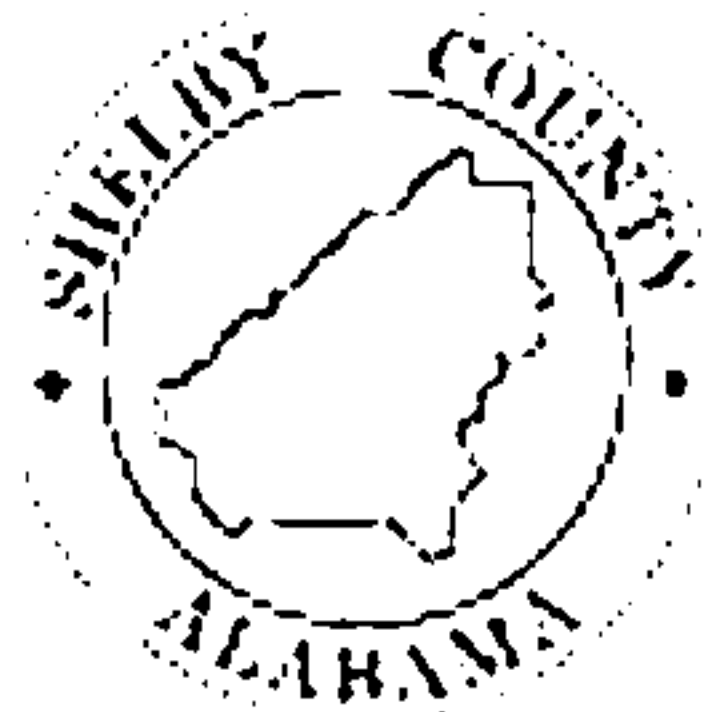
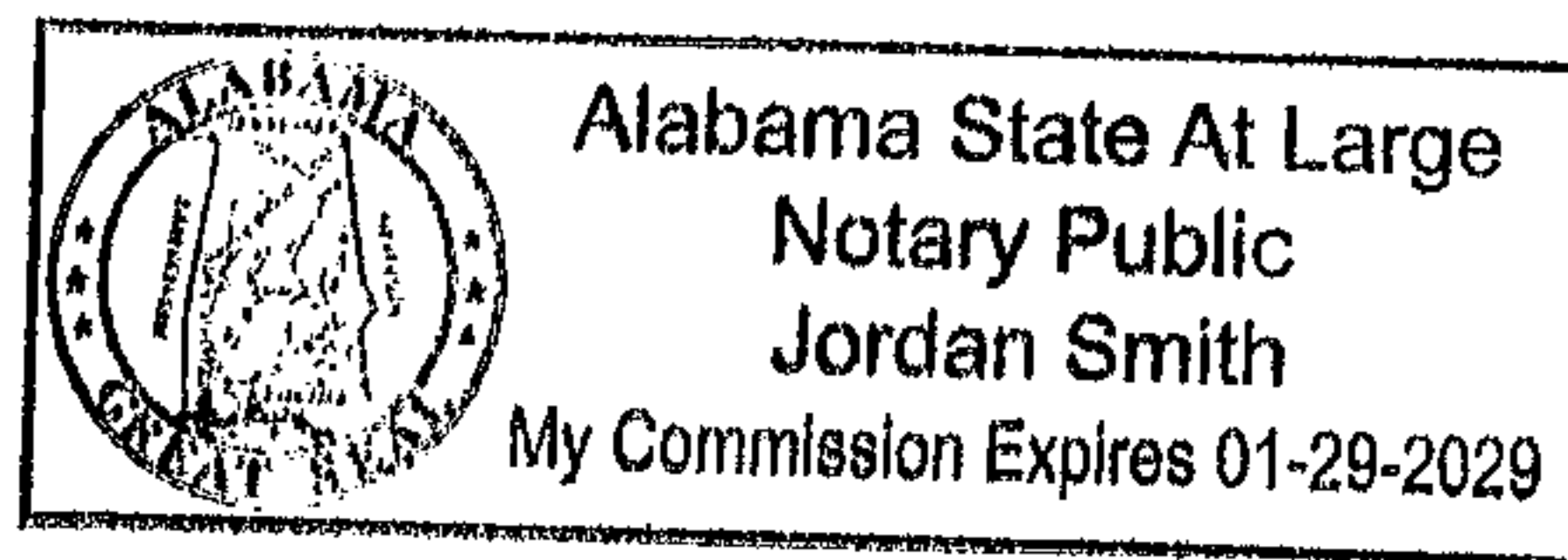

Jeffrey A. Kerstner

STATE OF ALABAMA
COUNTY OF Chilton

I, the undersigned Notary Public in and for said County and State, hereby certify that Jeffrey A. Kerstner whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of February, 2026.

Notary Public
My Commission Expires: 1/29/29



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2026 01:12:08 PM
\$26.00 KELSEY
20260312000072700

Allie S. Bezel