

Send Tax Notice to:
Kathryn Evelyn Cosmic Holly Wood
and Anita Kimberlei Wood Carraway
851 Morgan Street
Montevallo, AL 35115

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-26-1720**

STATE OF ALABAMA
COUNTY OF **SHELBY**

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **ONE HUNDRED NINETY THOUSAND AND 00/100 (\$190,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

David D. Shelby, Trustee and Personal Representative of Richard Horace Browne, III, Trust, 2022 by virtue of The Estate of Richard Horace Browne, III, deceased, Probate Case No. 2025-001932 (herein referred to as "Grantor," whether one or more), whose mailing address is

217 Country Club Park #102, Mountain Brook, AL 35213

by **Kathryn Evelyn Cosmic Holly Wood and Anita Kimberlei Wood Carraway (herein referred to as "Grantee," whether one or more)**, whose mailing address is

851 Morgan Street, Montevallo, AL 35115

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **851 Morgan Street, Montevallo, AL 35115**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2026 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 09 day of March, 2026

Richard Horace Browne, III, Trust, 2022 by virtue of The Estate of Richard Horace Browne, III, deceased, Probate Case No. 2025-001932

By: David D. Shelby, ESQ
David D. Shelby, Trustee and Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **David D. Shelby, Trustee and Personal Representative of Richard Horace Browne, III, Trust, 2022 by virtue of The Estate of Richard Horace Browne, III, deceased, Probate Case No. 2025-001932**, is 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, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as **Trustee and Personal Representative(s)**, on the day the same bears date.

Given under my hand and official seal this 09 day of March, 2026.

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027

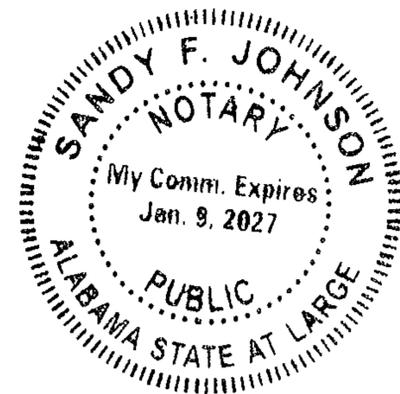


EXHIBIT A

Property 1:

Lots 28-32, Block 1 of Latham's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Southern most corner of above said Lot 28, said point lying on the Northerly R.O.W. line of Morgan Street, the Northwesterly R.O.W. line of a 10' alley and being the POINT OF BEGINNING; thence N32°40'21"W, leaving said Morgan Street and along said alley R.O.W. line, a distance of 150.00'; thence N57°57'41"E and leaving said alley R.O.W. line a distance of 124.88' to the Southeasterly R.O.W. line of North Boundary Street; thence S32°43'00"E and along said R.O.W. line a distance of 150.00' to the Northerly R.O.W. line of Morgan Street; thence S57°57'41"W, leaving said North Boundary Street and along said Morgan Street R.O.W. line, a distance of 125.00' to the POINT OF BEGINNING. Said Parcel containing 0.43 acres, more or less.

ALSO, Lots 33-37, Block 1 of Latham's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama, being more particularly described as follows:

BEGIN at the Northern most corner of above said Lot 37, said point being the POINT OF BEGINNING; thence S33°00'22"E a distance of 60.11'; thence S32°22'36"E a distance of 89.65'; thence S57°57'41"W a distance of 124.88' to the Northwesterly R.O.W. line of a 10" alley; thence N32°40'21"W and along said alley R.O.W. LINE a distance of 146.70'; thence N56°33'28"E and leaving said alley R.O.W. line a distance of 125.00' to the POINT OF BEGINNING. Said Parcel containing 0.47 acres, more or less.

ALSO, part of Lots 38-40, Block 3 of Latham's Addition to the Town of Montevallo, as recorded in Map Book 3, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

BEGIN at the Southern most corner of above said Lot 40, said point lying on the Northwesterly R.O.W. line of North Boundary Street and being the POINT OF BEGINNING; thence N32°43'01"W and along said R.O.W. line a distance of 150.00' to the Western most corner of Lot 38; thence N57°57'41"E and leaving said R.O.W. line a distance of 50.00'; thence S32°43'00"E a distance of 150.00'; thence S57°57'41"W a distance of 50.00' to the POINT OF BEGINNING. Said Parcel containing 0.17 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2026 10:17:12 AM
\$218.00 BRITTANI
20260313000073710

Brittani S. Bayl