

This Instrument was Prepared by:

Send Tax Notice To: Warner Patterson

Michael T. Atchison
101 West College Street
P.O. Box 822
Columbiana, AL 35051

207 Milgray Ln
Calera, AL 35040

File No.: S-26-31092

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, 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, **Betty Sharon Oglesby**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Warner Patterson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **345 Tolleson Rd., Calera, AL 35040**; 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.

\$0.00 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 12th day of March, 2026.

Betty Sharon Oglesby
Betty Sharon Oglesby

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Betty Sharon Oglesby, 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 12th day of March, 2026.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

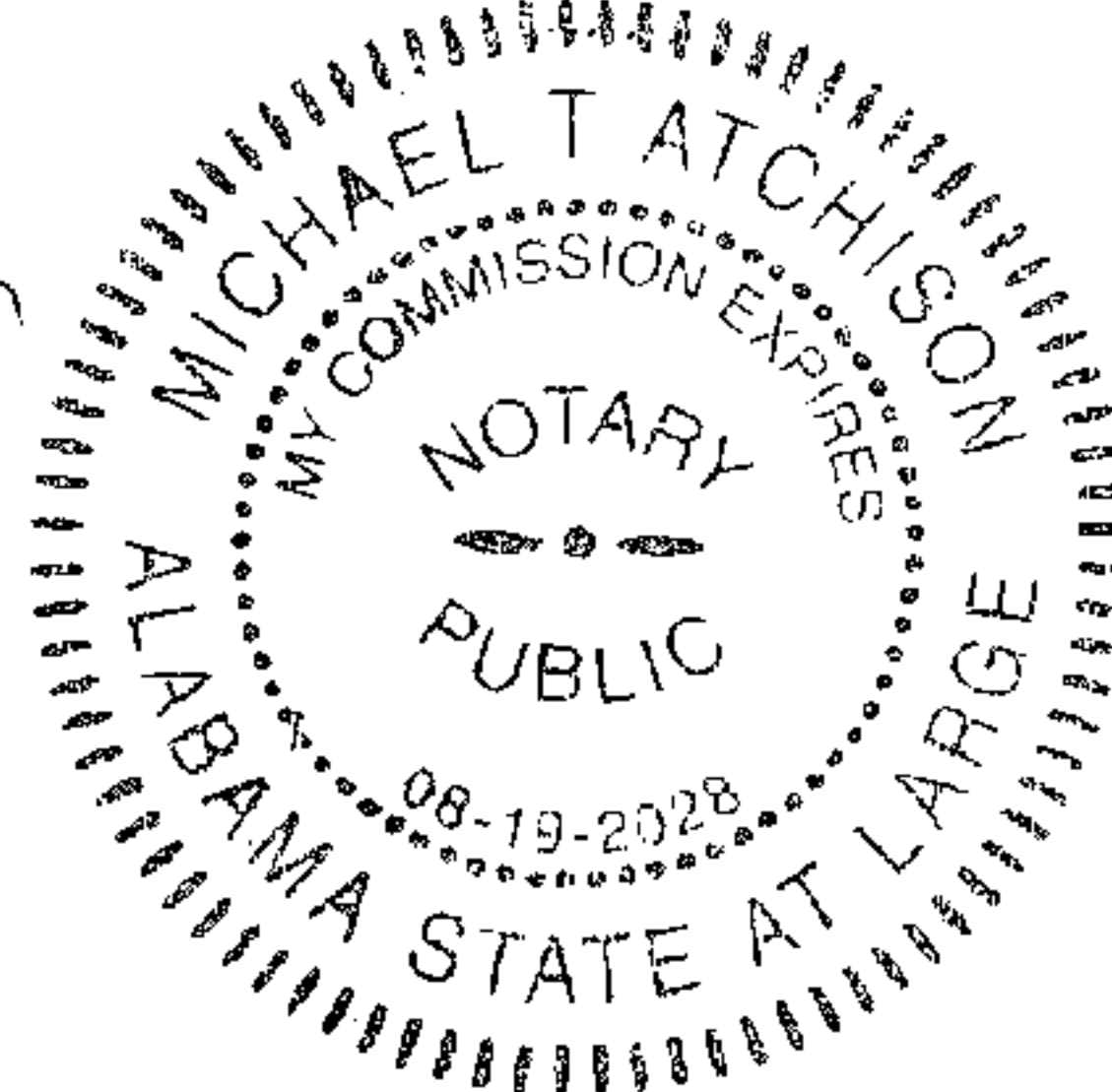


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 89 degrees 07 minutes 21 seconds East, a distance of 470.89 feet; thence North 12 degrees 21 minutes 01 seconds West, a distance of 164.66 feet to the point of beginning; thence continue along the last described course, a distance of 420.51 feet; thence North 80 degrees 09 minutes 15 seconds East, a distance of 404.78 feet; thence South 70 degrees 18 minutes 11 seconds East, a distance of 336.22 feet; thence South 17 degrees 30 minutes 45 seconds West, a distance of 55.67 feet; thence South 19 degrees 55 minutes 21 seconds East, a distance of 48.74 feet; thence South 41 degrees 54 minutes 07 seconds West, a distance of 367.57 feet; thence North 89 degrees 07 minutes 21 seconds West, a distance of 379.84 feet to the point of beginning.

Together with an ingress/egress and utility easement, being more particularly described as follows: Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 12, Township 22 South, Range 2 West, Shelby County, Alabama; thence South 89 degrees 07 minutes 21 seconds East, a distance of 1273.79 feet; thence North 22 degrees 02 minutes 06 seconds West, a distance of 504.07 feet to the point of beginning of said easement; thence continue along the last described course, a distance of 22.37 feet; thence North 17 degrees 30 minutes 45 seconds East, a distance of 115.94 feet; thence North 45 degrees 34 minutes 32 seconds East, a distance of 409.34 feet to a point on the Southerly right of way line of Tolleson Road, said point also being the beginning of a non-tangent curve to the right, having a radius of 471.65 feet, a central angle of 08 degrees 10 minutes 04 seconds and subtended by a chord which bears South 72 degrees 05 minutes 59 seconds West and a chord distance of 67.18 feet; thence along the arc of said curve and said right of way line, a distance of 356.73 feet; thence South 17 degrees 30 minutes 45 seconds West, a distance of 67.23 feet; thence South 45 degrees 34 minutes 32 seconds West and leaving said right of way line a distance of 356.73 feet; thence South 17 degrees 30 minutes 45 seconds West, a distance of 134.22 feet; thence South 19 degrees 55 minutes 21 seconds East, a distance of 48.74 feet; thence North 41 degrees 54 minutes 07 seconds East, a distance of 35.40 feet to the point of beginning of said easement.
Situating in Shelby County, Alabama.

According to survey of Rodney Shiflett, dated November 1, 2012.

Real Estate Sales Validation Form

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

Grantor's Name Betty Sharon Oglesby
Mailing Address 304 Eaton Cir
Bham AL 35242

Grantee's Name Warner Patterson
Mailing Address 207 Milgrey Ln
Calera AL 35040

Property Address 341 Tolleson Rd

Date of Sale 3-12-26
Total Purchase Price \$ 100,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/13/2026 11:29:23 AM
\$128.00 BRITTANI
20260313000073820

or
Actual Value \$ _____
or
Assessor's Market Value \$ _____

The purchase price or actual value ^{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 _____

Print Mike T. Atchison

Unattested

Sign Mike P. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one