

This instrument was prepared by:  
David P. Condon, P.C.  
100 Union Hill Drive Suite 200  
Birmingham, AL 35209

Send tax notice to:  
Lamont Atkins  
707 Chateaus Drive  
Coppell, Texas 75019

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **FIVE HUNDRED SEVENTY THOUSAND AND 00/100 Dollars (\$570,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

**John C. Trimm and Laurie W. Trimm, husband and wife**

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

**Lamont Atkins and Karonica Lashan Atkins**

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

**Commence at a 2" pipe in place being the Southwest corner of the Northeast one-fourth of the Southwest one-fourth of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, said point being the Point of Beginning. From this beginning point proceed North 01° 14' 43" West along the West boundary of said quarter-quarter section for a distance of 1327.95 feet to a 3" pipe in place, said point being the Northwest corner of said quarter-quarter section and said corner also being the Southwest corner of the Southeast one-fourth of the Northwest one-fourth; thence proceed North 01° 14' 47" West along the West boundary of the East one-half of the Northwest one-fourth of said Section 10 for a distance of 625.50 feet to a 2" pipe in place; thence proceed North 01° 14' 48" West along the West boundary of the East one-half of the Northwest one-fourth of said Section 10 for a distance of 1227.60 feet to a 1/2" rebar in place, said point being located on the Easterly right-of-way of Alabama Highway #145; thence proceed Northeasterly along the Easterly right-of-way of said road and along the curvature of a concave curve left having an arc length of 107.03 feet and a radius of 12,443.49 feet for a chord bearing and distance of North 34° 51' 14" East, 107.03 feet (set 1/2" rebar CA-0114-LS); thence proceed South 01° 47' 53" East for a distance of 154.97 feet (set 1/2" rebar CA-0114-LS); thence proceed South 88° 06' 47" West for a distance of 19.56 feet (set 1/2" rebar CA-0114-LS); thence proceed South 01° 14' 48" East for a distance of 984.62 feet (set 1/2" rebar CA-0114-LS); thence proceed South 83° 11' 15" East for a distance of 1308.94 feet (set 1/2" rebar CA-0114-LS), said point being located on the East boundary of the Southeast one-fourth of the Northwest one-fourth; thence proceed South 00° 51' 09" East along the East boundary of said quarter-quarter section and along the East boundary of the Northeast one-fourth of the Southwest one-fourth for a distance of 1912.30 feet to a rock pile in place being the Southeast corner of said Northeast one-fourth of the Southwest one-fourth; thence proceed South 87° 22' 29" West along the South boundary of said quarter-quarter section for a distance of 1328.28 feet to the Point of Beginning.**

**The above described land is located in the Northeast one-fourth of the Southwest one-fourth, the Southeast one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Northwest one-fourth of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama.**

**The above described property is a portion of the lands acquired in that certain Warranty Deed recorded as Instrument No. 20000907000308361 and Instrument No. 20180719000257840 in the Office of the Judge of Probate of Shelby County, Alabama, and is more particularly described by the boundary survey of Ray & Gilliland, P.C., dated January 3, 2024.**

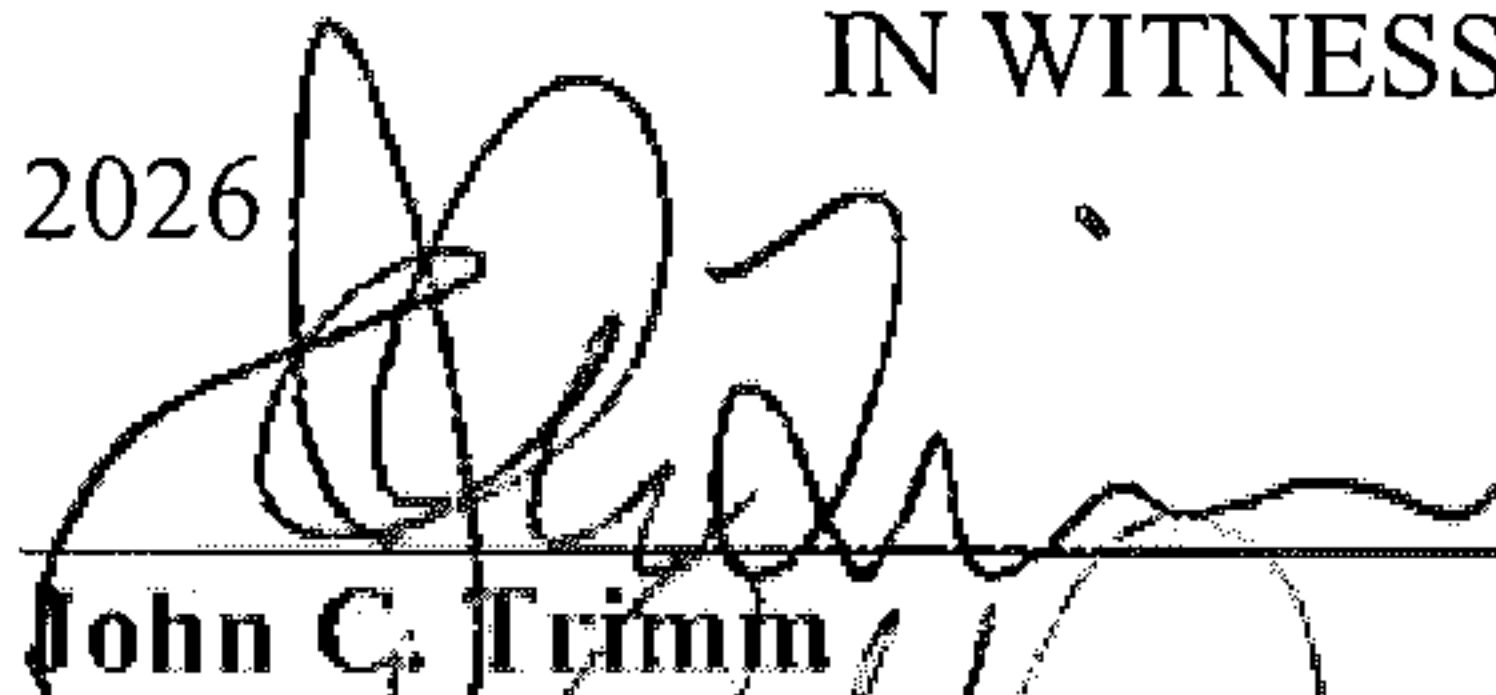
\$484,500.00 of the proceeds come from a mortgage recorded simultaneously herewith.

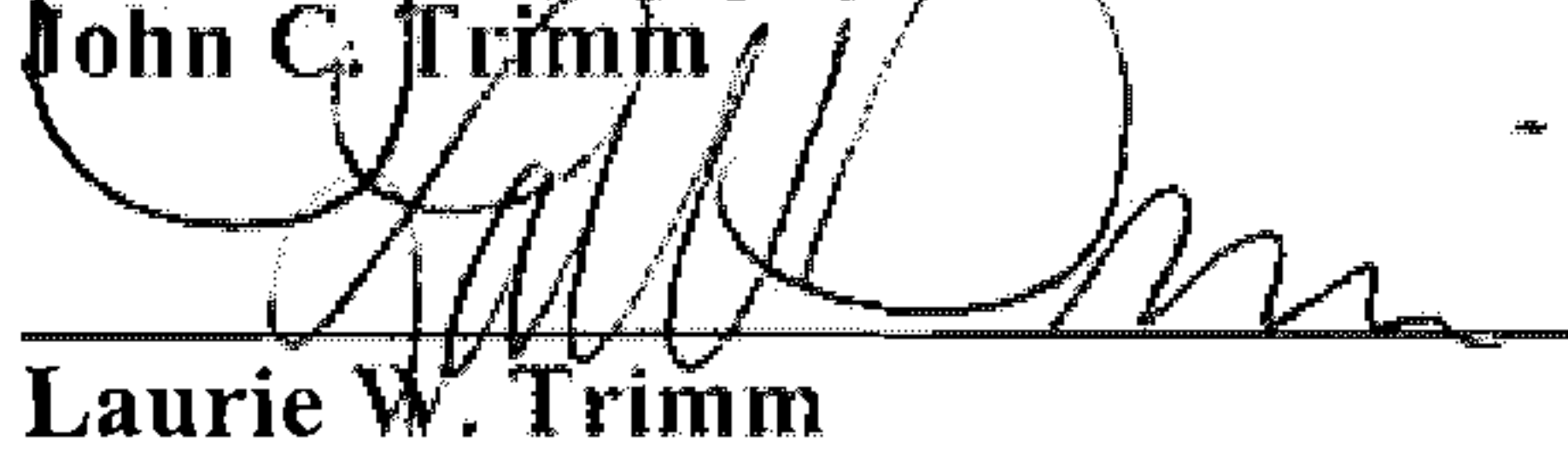
- Subject to:
- (1) 2026 ad valorem taxes not yet due and payable;
  - (2) all mineral and mining rights not owned by the Grantor; and
  - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 13th day of March, 2026

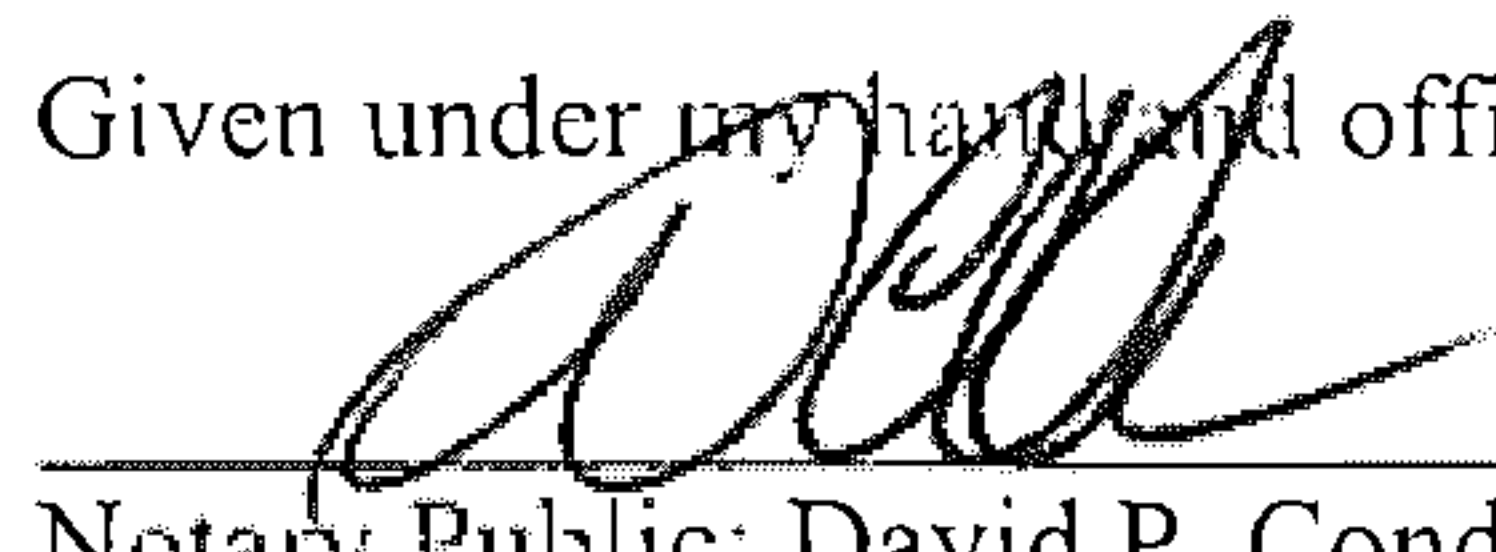
 (SEAL)  
John C. Trimm

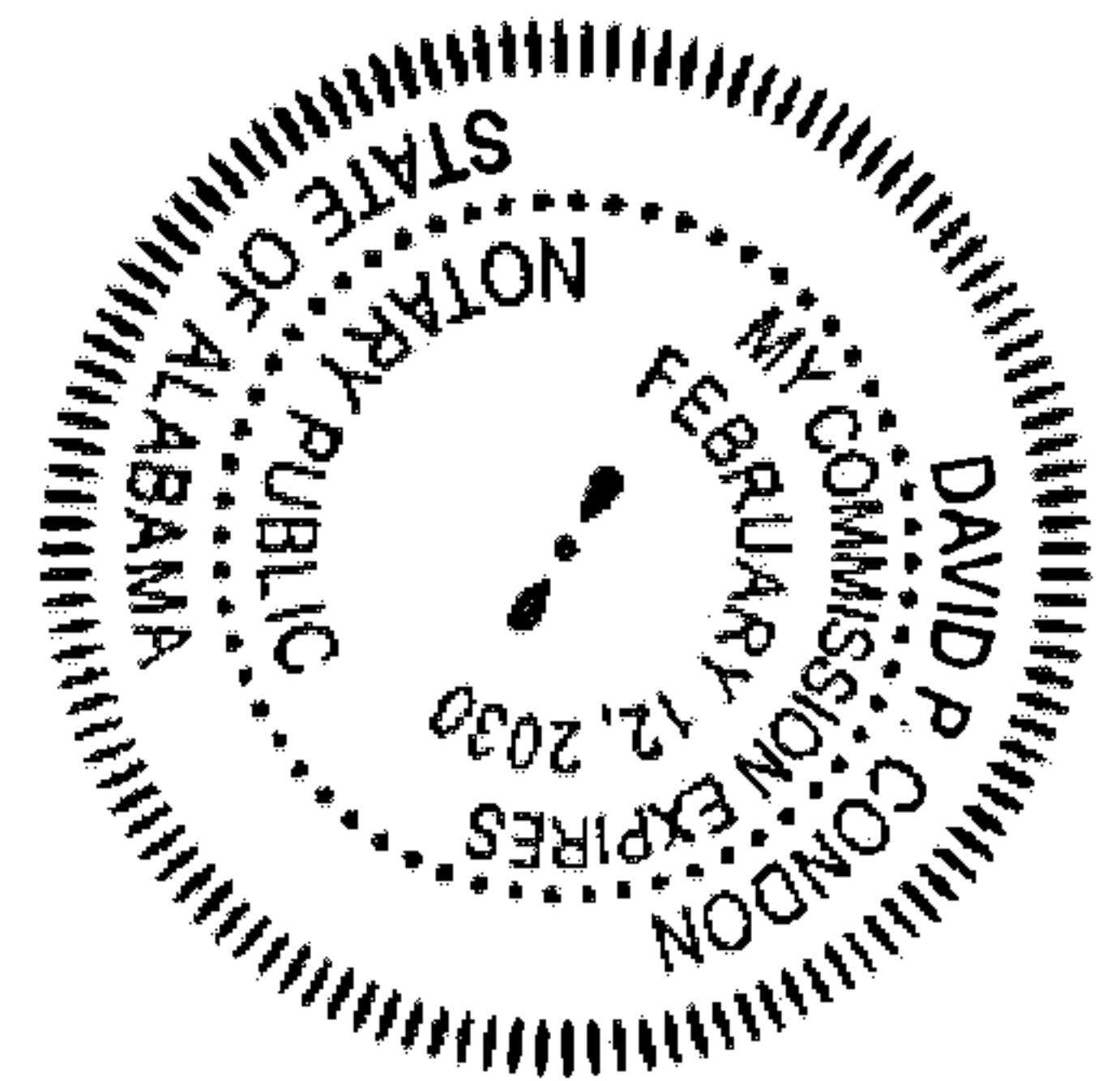
 (SEAL)  
Laurie W. Trimm

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that John C. Trimm and Laurie W. Trimm whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of March, 2026.

  
Notary Public: David P. Condon  
My Commission Expires: 02.12.2030



**Real Estate Sales Validation Form**

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

Grantor's Name	<u>John C. Trimm and Laurie W. Trimm</u>	Grantee's Name	<u>Lamont Atkins and Karonica Lashan Atkins</u>
Mailing Address	<u>19100 Highway 145</u> <u>Shelby, Alabama 35143</u>	Mailing Address	<u>707 Chateaus Drive</u> <u>Coppell, Texas 75019</u>
Property Address	<u>Highway 145</u> <u>Shelby, AL 35143</u> <u>Portions of: 33-2-10-0-000-013.000 and</u> <u>33-2-10-0-000-005.002</u>	Date of Sale	<u>03/13/2026</u>
		Total Purchase Price	<u>\$570,000.00</u>

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)

- |  |                                      |
|--|--------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal   |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Closing Statement |                                      |

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	<u>3/13/2026</u>	Print	<u>David G. Gordon</u>
<input type="checkbox"/> Unattested	_____	Sign	<u>[Signature]</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**03/17/2026 11:34:12 AM**  
**\$598.00 JOANN**  
**20260317000076530**

**Form RT-1**

*Allie S. Boyd*