

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
David Edison George, Bunnie M. George,
Tyler G. White & Tanner G. White
347 Paige Circle
Hoover, AL 35226

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ten and 00/100 Dollars (\$10.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **DAVID EDISON GEORGE and spouse, BUNNIE M. GEORGE** (herein referred to as Grantors) grant, bargain, sell and convey unto **DAVID EDISON GEORGE, BUNNIE M. GEORGE, TYLER G. WHITE and TANNER G. WHITE** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

The SE 1/4 of the NE 1/4 of the SW 1/4 and that part of the E 1/2 of the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 1 West lying North of County Highway No. 69, Shelby County, Alabama; being Parcel G of a Resurvey of Parcels C, G, L & K of Tract Nine Subdivision, as recorded in Map Book 11, Page 20, in the Probate Office of Shelby County, Alabama.

Subject to, a sixty (60) foot wide non-exclusive right of way along the West side of SE 1/4 of NE 1/4 of SW 1/4 and that part of the E 1/2 of SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 1 West, lying North of County Highway No. 69, Shelby County, Alabama, being a part of Parcel G of a resurvey of Parcels C, G, L & K of Tract Nine Subdivision, as recorded in Map Book 11, Page 20, in the Probate Office of Shelby County, Alabama.

No opinion as to the title of the above-described property was requested by the parties to this deed and preparer of this deed offers no opinion as to the title to the above-described property. Legal description furnished by the Grantor herein.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals this 12th day of March, 2026.

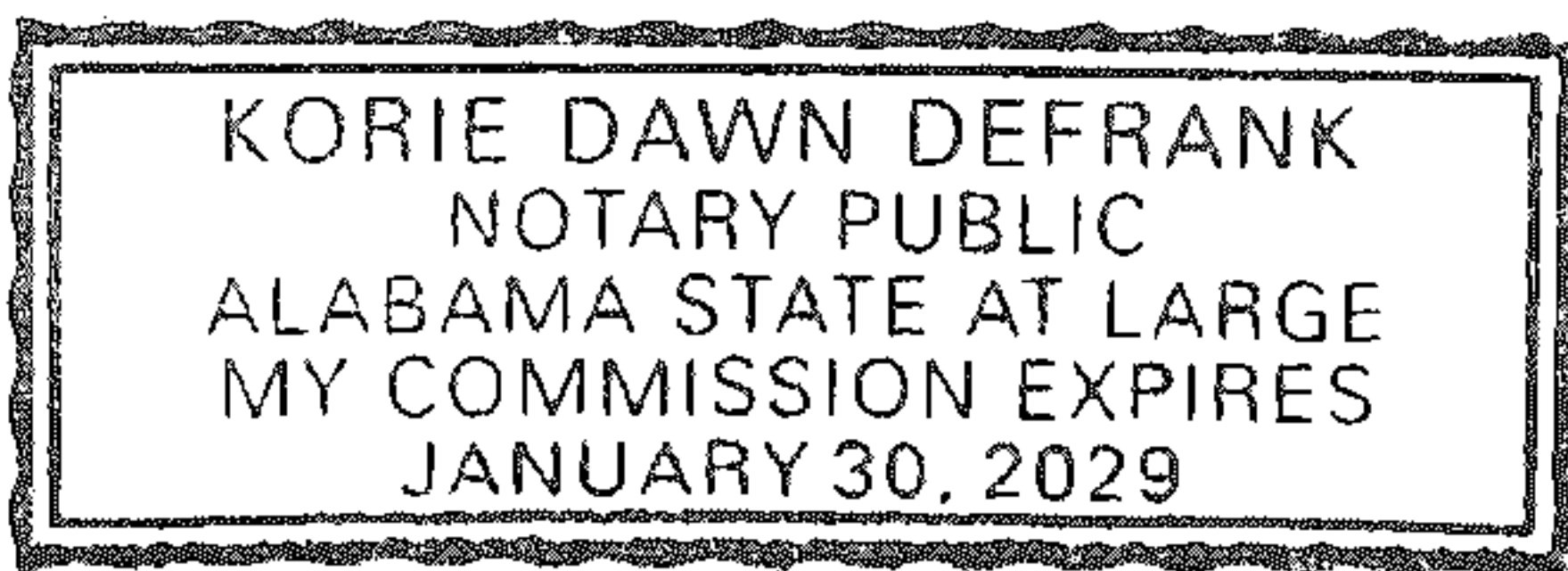
David Edison George
DAVID EDISON GEORGE

Bunnie M. George
BUNNIE M. GEORGE

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **DAVID EDISON GEORGE** and **BUNNIE M. GEORGE**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of March, 2026.



K D D

Notary Public
My Commission Expires: 01-30-2029

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>DAVID EDISON GEORGE</u> <u>BUNNIE M. GEORGE</u>	Grantee's Name	<u>DAVID EDISON GEORGE</u> <u>BUNNIE M. GEORGE</u>
Mailing Address	<u>347 Paige Circle</u> <u>Hoover, AL 35226</u>	Mailing Address	<u>TYLER G. WHITE &</u> <u>TANNER G. WHITE</u> <u>347 Paige Circle</u> <u>Hoover, AL 35226</u>
Property Address	<u>17.5 Acres more or less</u> <u>in Shelby County, Alabama</u>	Date of Sale	<u>March 12, 2026</u>
		Total Purchase Price \$	_____
		Or	
		Actual Value \$	_____
		Or	
		Assessor's Market Value \$	<u>171,050.00</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 checked="" type="checkbox"/> Other <u>1/4 Tax Assessor's Value (\$42,762.50)</u>
<input type="checkbox"/> Closing Statement	<u>Under Parcel #15-5-22-0-000-004.005</u>

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>March 12, 2026</u>	Print <u>B. CHRISTOPHER BATTLES</u>
<input type="checkbox"/> Unattested _____ (verified by)	Sign  (Grantor/Grantee/Owner/ <u>Agent</u>) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/18/2026 11:12:12 AM
 \$73.00 PAYGE
 20260318000078000

Form RT-1

Allen S. Bayl