

Send Tax Notice to:

Pat Martin and Angela Martin

601 Worthington Dr.
Trussville, AL 35173

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Fifty Nine Thousand Eight Hundred and 00/100 Dollars (\$59,800.00)**, 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 of which is acknowledged. I or we, **Madison Earl Development, LLC, a Utah Limited Liability Company** (herein referred to as grantor, whether one or more) whose mailing address is 1960 Highway 33, Ste A., Pelham, Al 35124 grant, bargain, sell and convey unto **Pat Martin and Angela Martin** (herein referred to as grantees) whose mailing address is 601 Worthington Dr Trussville AL 35173 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 1031 Chancellor's Ferry Loop, Harpersville, Al 35078 to wit:

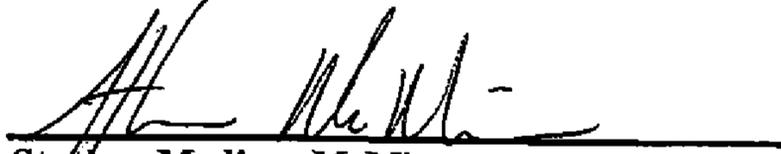
Lots 26 and 27, according to the Plat of Chancellor's Crossing, a Residential Subdivision, as recorded in Map Book 28, Page 75. in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19th day of MARCH, 2026.

Madison Earl Development, LLC.



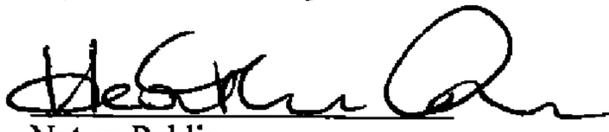
Stephen Madison McMinn

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Stephen Madison McMinn, being all the members of Madison Earl Development, LLC a Utah Limited Liability Company** whose name 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 this conveyance, he, she, they as such Authorized Members executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 19 day of March, 2026.

My Commission Expires: 8-7-28



Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

ATB030064



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/20/2026 08:41:09 AM
\$85.00 KELSEY
20260320000080580

Allie S. Bayl