

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051
Prepared without evidence of title.

Send Tax Notice to:
Michael S Hunt Jr
15677 Hwy 42
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED DOLLARS AND ZERO CENTS (\$114,500.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **David A. Lanphear as Executor of The Estate of Debra R. Lanphear, deceased, Warren District Court, Div No. 2, Case No. 24-P-00733** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **David A. Lanphear** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2026.
2. Easements, restrictions, rights of way, and permits of record.
- 3.

Debra R. Lanphear is one and the same person as Debra Reeves, grantee in Inst No. 20050119000028420 and Inst. No. 200501190000284210, Probate Office Shelby County, Alabama.

Debra R. Lanphear died on or about 8/16/2024. Will admitted to Probate in Warren County Kentucky; a copy of Letters Testamentary and Will attached as Exhibit B.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 19th day of March, 2026.

Michael S Hunt Jr Executor
Estate of Debra R. Lanphear, deceased, Warren District Court, Div No. 2, Case No. 24-P-00733
David A. Lanphear
Executor

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **David A. Lanphear as Executor of Estate of Debra R. Lanphear, deceased, Warren District Court, Div No. 2, Case No. 24-P-00733**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, 2026.

Michael T. Atchison
Notary Public
My Commission Expires: 8-19-28

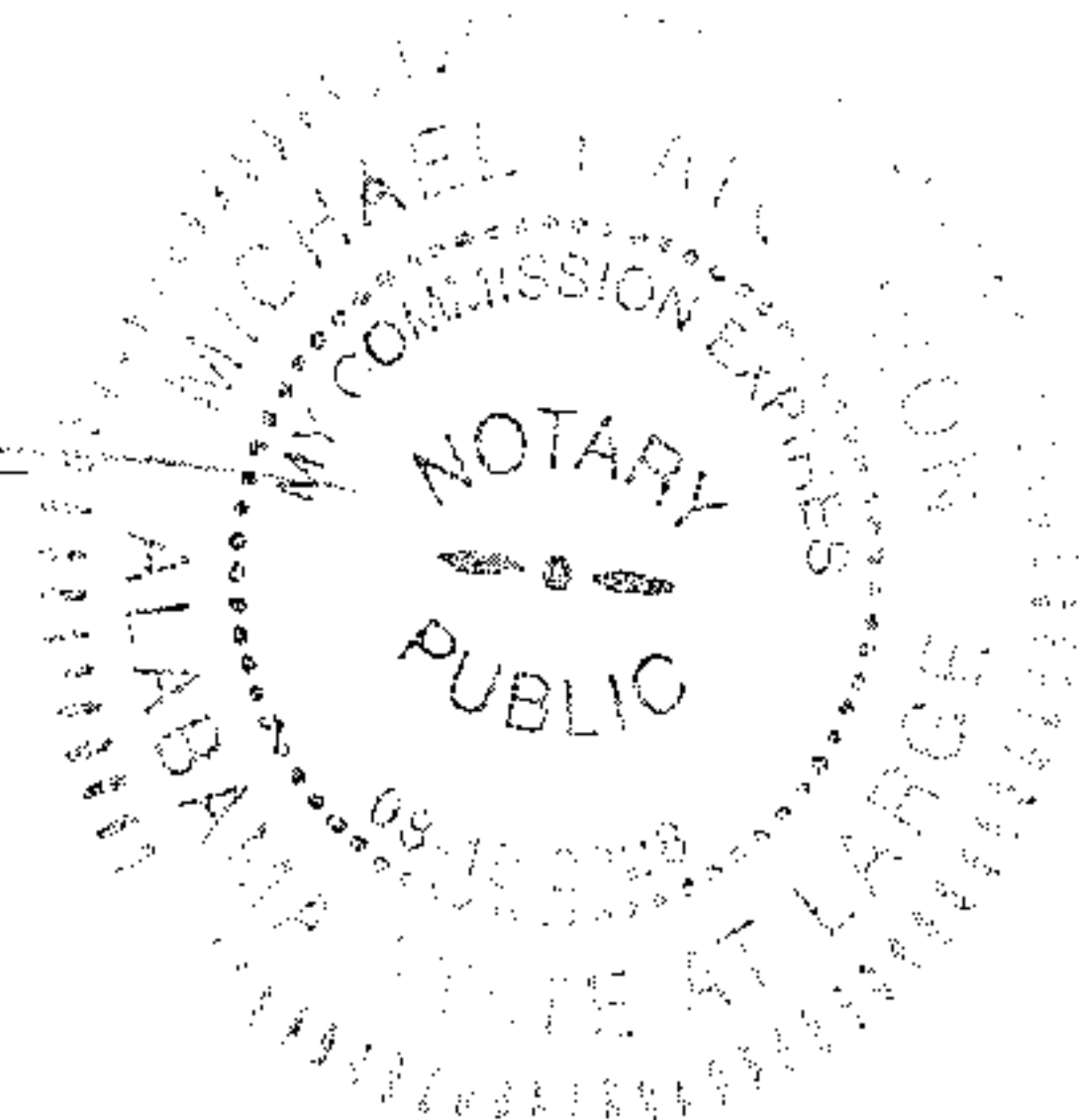


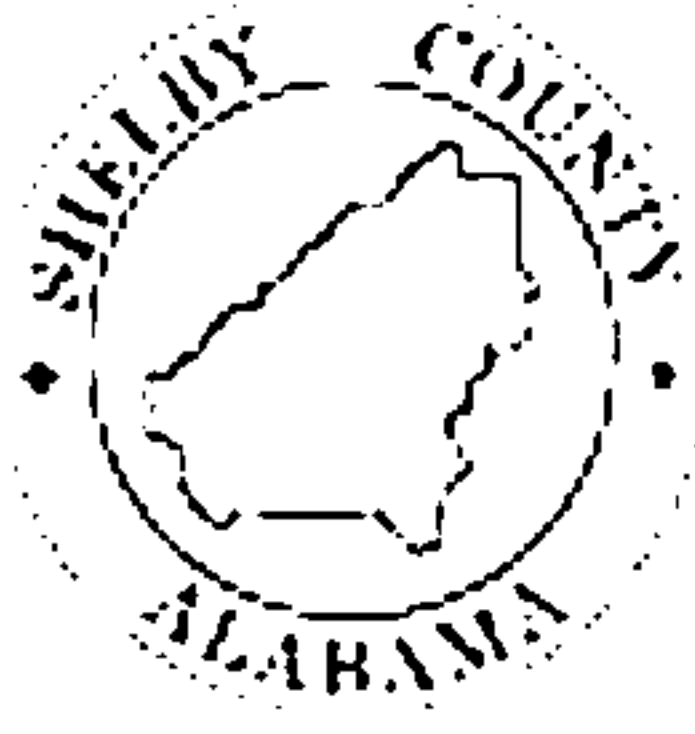
Exhibit "A"- Legal Description

Parcel 1

Begin at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 22 South, Range 1 East; thence run South along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 666.00 feet to a point; thence turn a deflection angle of 90 degrees 09 minutes 56 seconds to the left and run 37.99 feet to a point; thence turn a deflection angle of 89 degrees 50 minutes 04 seconds to the left and run 666.00 feet to a point on the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn a deflection angle of 90 degrees 09 minutes 56 seconds to the left and run 38.01 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 22 South, Range 1 East.

Parcel 2

Commence at the Northwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 22 South, Range 1 East; thence run Southerly along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ for 814.34 feet to a point; thence turn a deflection angle of 88 degrees 43 minutes 16 seconds to the left and run 38.00 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 410.60 feet to a point; thence turn a deflection angle of 73 degrees 05 minutes 31 seconds to the left and run 168.19 feet to a point; thence turn a deflection angle of 108 degrees 21 minutes 09 seconds to the left and run 462.99 feet to a point; thence turn a deflection angle of 89 degrees 50 minutes 04 seconds to the left and run 149.30 feet to the point of beginning. Said parcel is lying in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 14, Township 22 South, Range 1 East.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/27/2026 02:38:11 PM
\$29.00 KELSEY
20260327000088700

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Estate of Debra Lamphear Grantee's Name David A. Lamphear
Mailing Address 1104 D Homestead Ct Mailing Address 15677 Hwy 42
Bowling Green Ky 42104 Shelby AL 35142

Property Address Acerya Date of Sale 19 Mch 2026
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 114,500⁰⁰

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)

Bill of Sale Appraisal
 Sales Contract Other Estate transfer / Tax value
 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 19 Mch 26

Unattested

(verified by)

Print Mike C. Atchison
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one