

**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
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, a single man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Michael S. Hunt, Jr. (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:

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

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.

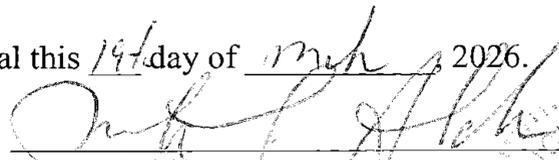


David A. Lanphear

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**, 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, he executed the same voluntarily on the day the same bears date.

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



Notary Public
My Commission Expires:

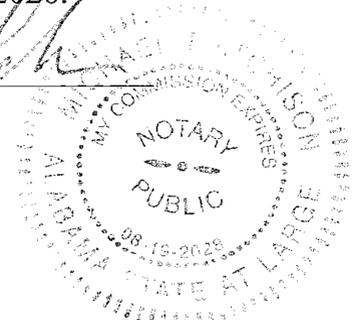


Exhibit "A"- Legal Description

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 02:38:12 PM
\$142.50 KELSEY
20260327000088710

Allen S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name David Lannphear Grantee's Name Michael S. Hunt
Mailing Address 1104 Homestead Ct Mailing Address 15677 Hwy 42
Bowling Green Ky Shelby Hc 35143
42104

Property Address _____ Date of Sale 3/14/26
Average Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 114,500

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 Tax Value
 Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 19mch 26 Print Mike A. Atchison
Unattested Sign [Signature]
(verified by) (Grantor/Grantee/Owner/Agent) circle one