



20260401000095620 1/4 \$144.00
Shelby Cnty Judge of Probate, AL
04/01/2026 02:44:27 PM FILED/CERT

This instrument was prepared by:
ELLIS, HEAD, OWENS & JUSTICE
113 North Main Street
P. O. Box 587
Columbiana, Alabama 35051

Send Tax Notice to:
George Travis Owens
7317 Joinertown Road
Columbiana, Alabama 35051

GENERAL WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirteen Thousand and 00/100 Dollars (\$113,000.00), to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, we, MEGAN VANSANT BULLARD, a married woman, and DANE TYRONE VANSANT, JR., a married man (herein referred to as Grantors), do grant, bargain, sell and convey unto GEORGE TRAVIS OWENS (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the SE corner of the SW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West, being the point of beginning of the parcel of land herein described; thence proceed in a Westerly direction along the South boundary of said 1/4-1/4 Section for 1336.74 feet to a point, being the SW corner of said SW 1/4 of NE 1/4; thence turn 91 degrees 29 minutes 05 seconds right and run along the West boundary of said 1/4-1/4 Section for 379.22 feet to a point; thence turn 88 degrees 33 minutes 50 seconds right and run 1336.36 feet to a point, being on the East boundary of said 1/4-1/4 Section; thence turn 91 degrees 23 minutes 02 seconds right and run along said East boundary of said 1/4-1/4 Section for a distance of 378.08 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of NE 1/4, Section 8, Township 21 South, Range 1 West, Shelby County, Alabama.

Subject to:

1. All taxes for the year 2026 and subsequent years, which are liens, but are not yet due and payable.
2. Mineral and mining rights not owned by Grantors.
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 131, Page 224, in Probate Office.
4. Right of way to Shelby County as recorded in Deed Book 205, Page 81; and Deed Book 205, Page 82, in Probate Office.

The above described property does not constitute any part of the homestead of the Grantors or their spouse.



TO HAVE AND TO HOLD unto the said Grantee, his heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his 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 the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 1st day of April, 2026.

Megan Vansant Bullard (SEAL)
Megan Vansant Bullard

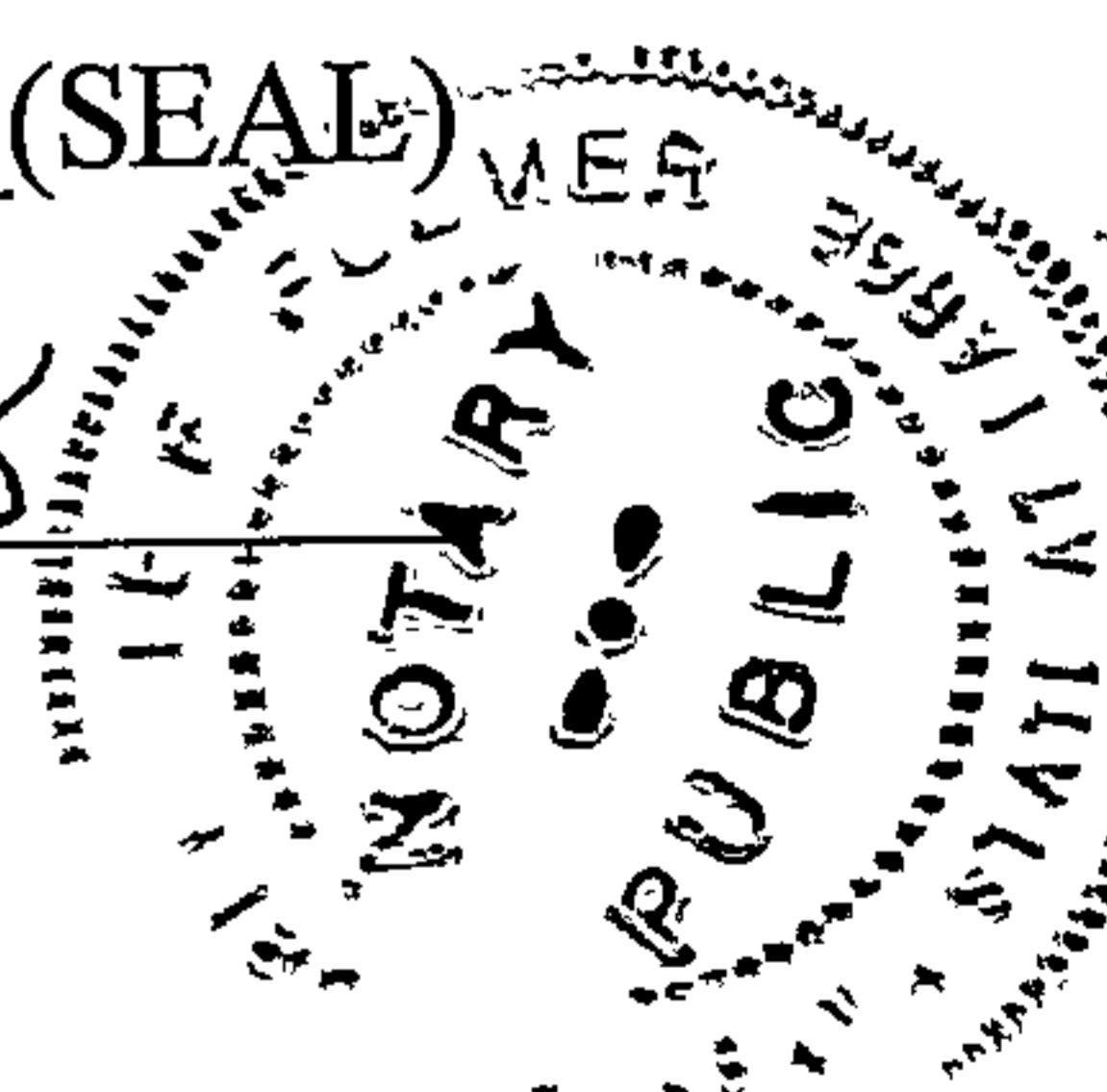
Dane Tyrone Vansant, Jr. (SEAL)
Dane Tyrone Vansant, Jr.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Megan Vansant Bullard, a married woman, 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 1st day of April, 2026.

Chelsea Fulmer (SEAL)
Notary Public
My Commission Expires: 10-9-28



STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Dane Tyrone Vansant, Jr., a married man, 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 1st day of April,
2026.

Wesley Fulmer (SEAL)
Notary Public
My Commission Expires: 10-9-28



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Real Estate Sales Validation Form



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This Document must be filed in accordance with Code of Alabama 1975, S

Grantor's Name Megan Vansant Bullard
Dane Tyrone Vansant, Jr.
Mailing Address 116 Arlington Street
Columbiana, Alabama 35051

Grantee's Name George Travis Owens
Mailing Address 7317 Joinertown Road
Columbiana, Alabama 35051

Property Address Joinertown Road
Columbiana, AL 35051

Date of Sale April 1, 2026
Total Purchase Price \$ 113,000.00
or
Actual Value \$
or
Assessor's Market Value \$

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
 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 4/1/2026

Print Megan Vansant Bullard

Unattested
 (verified by)

Sign Megan Vansant Bullard
(Grantor/Grantee/Owner/Agent) circle one