

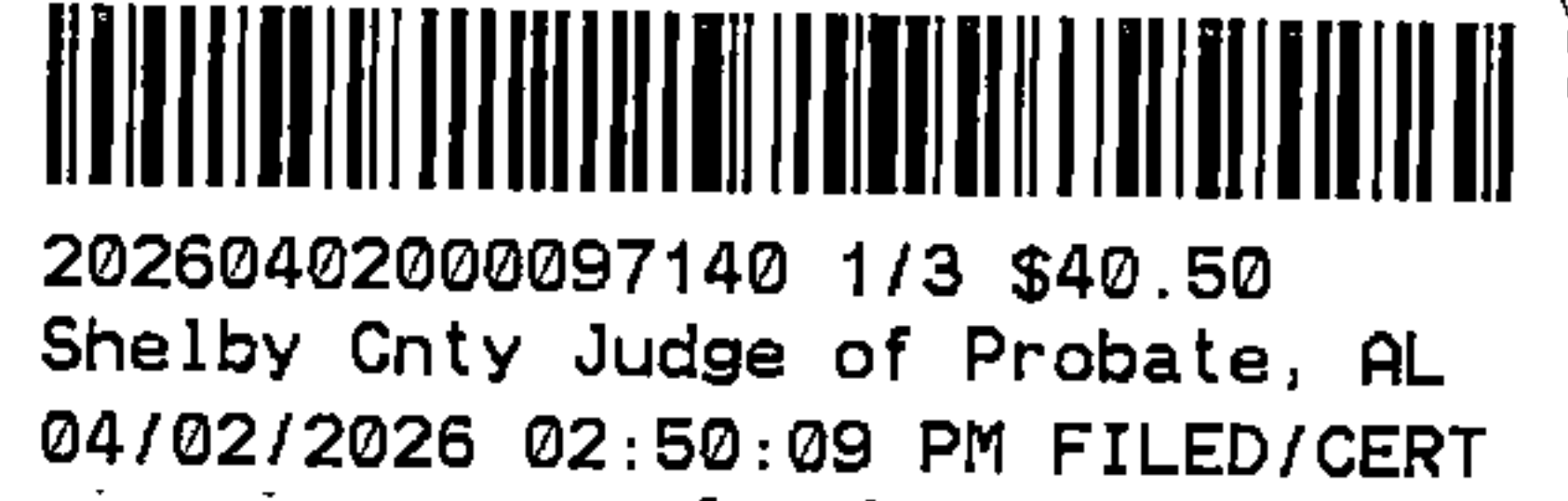
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Tim Sloan
Angela Sloan
1430 Hwy. 7
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWELVE THOUSAND FIVE HUNDRED DOLLARS AND NO/00 CENTS (\$12,500.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Jason Hollis a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Tim Sloan and wife, Angela Sloan , as joint tenants with right of survivorship (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE EXHIBIT A LEGAL DESCRIPTION

SUBJECT TO:

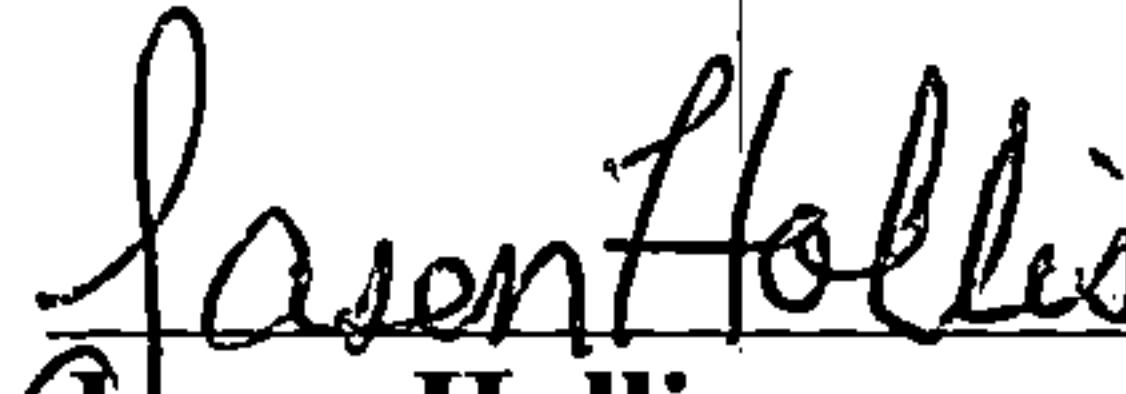
1. Ad valorem taxes due and payable October 1, 2026.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the grantor or spouse if any.

TO HAVE AND TO HOLD Unto 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 hereby 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 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 2nd day of April, 2026.

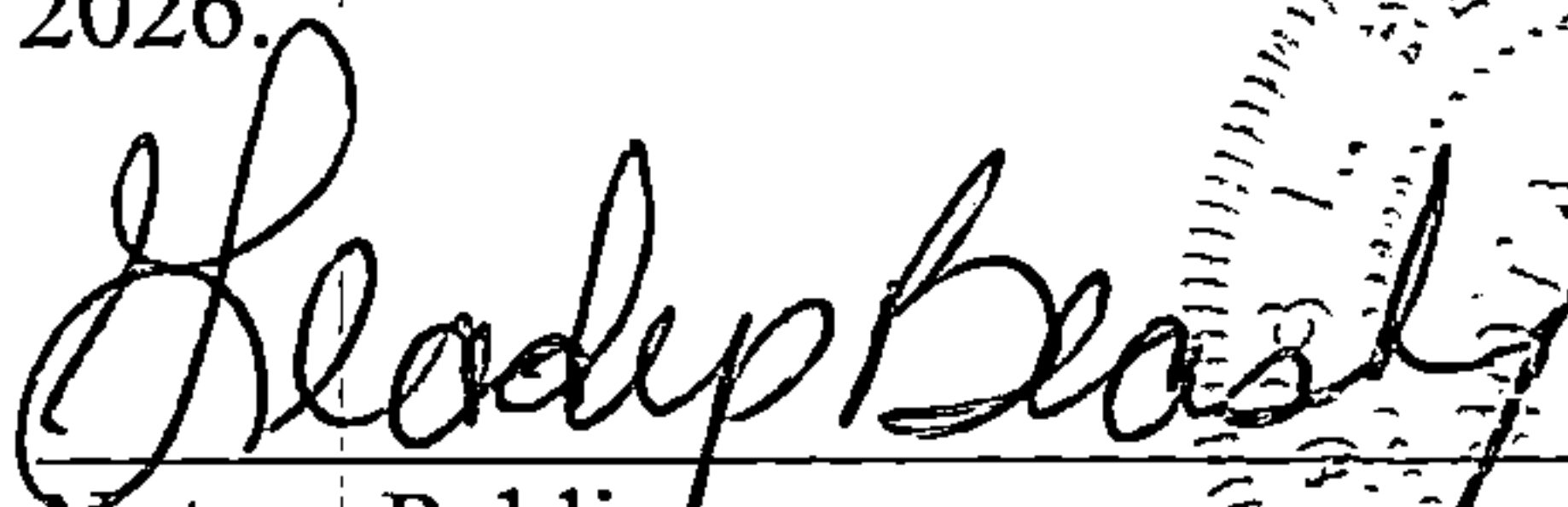


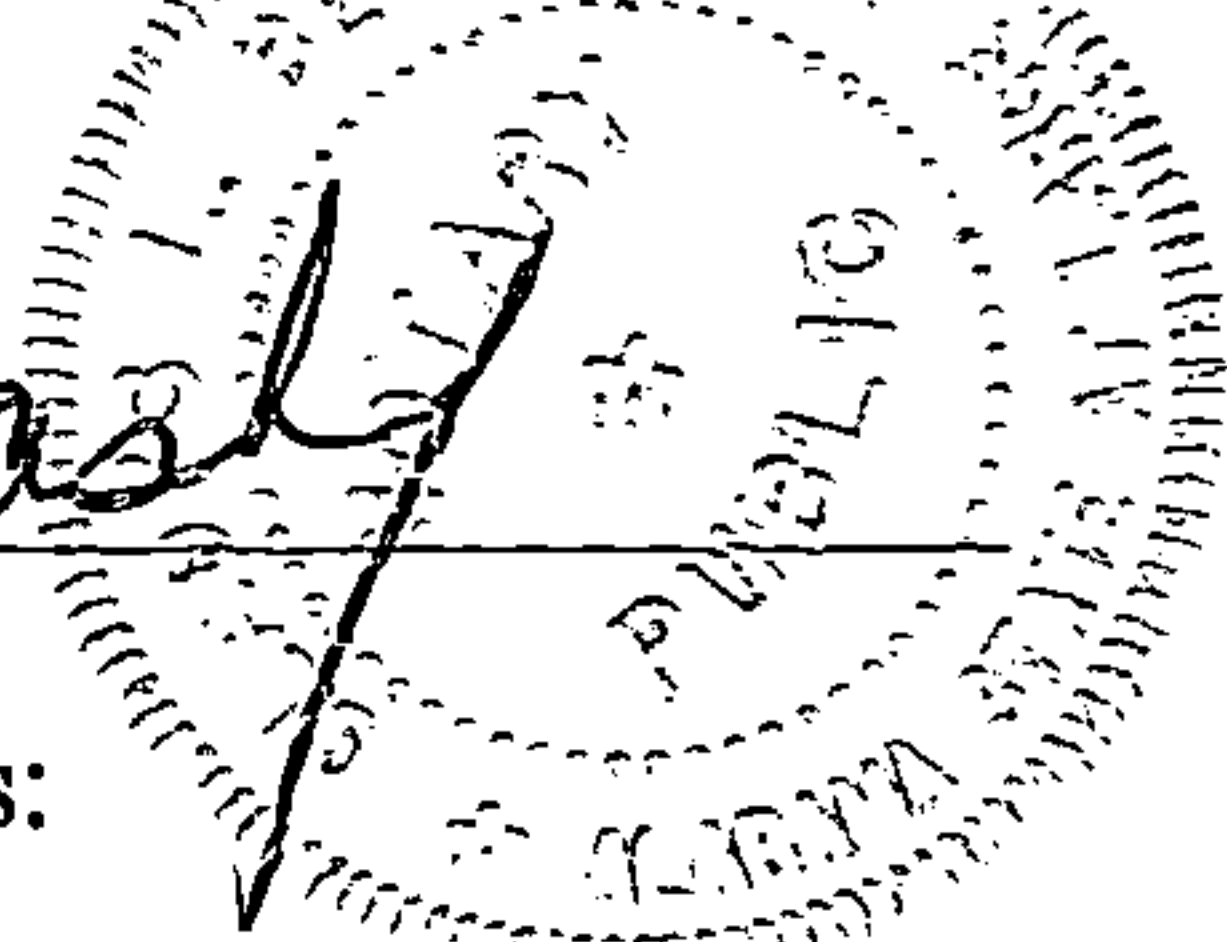
Jason Hollis

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Jason Hollis**, whose names are 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 2nd day of April 2026.



Notary Public
My Commission Expires:

My Commission Expires May 11, 2026

Shelby County, AL 04/02/2026
State of Alabama
Deed Tax: \$12.50

EXHIBIT A LEGAL DESCRIPTION



20260402000097140 2/3 \$40.50
Shelby Cnty Judge of Probate, AL
04/02/2026 02:50:09 PM FILED/CERT

Commence at a fence intersection and a 8" round post being the Southeast corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama; thence proceed North $02^{\circ}06'01''$ West along a fence and along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 177.39 feet (set $\frac{1}{2}$ " rebar CA-0114-LS), said point being the Point of Beginning. From this beginning point proceed North $79^{\circ}20'35''$ West for a distance of 423.63 feet (set $\frac{1}{2}$ " rebar CA-0114-LS) to a point on the Easterly right-of-way of Shelby County Highway No. 7; then proceed North $29^{\circ}04'24''$ East along the Easterly right-of-way of said highway for a distance of 254.74 feet to a $\frac{1}{4}$ " pipe in place, thence proceed South $81^{\circ}01'57''$ East for a distance of 286.64 feet to a $\frac{1}{2}$ " rebar in place, said point being located on the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence proceed South $02^{\circ}06'01''$ East along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section and along a wire fence for a distance of 256.47 feet to the Point of Beginning.

The above-described property is located in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 10, Township 21 South, Range 1 East, Shelby County, Alabama and contains 2.0 acres.

According to the survey dated the 27th of April, 2019 of Christopher M. Ray, a Registered Land Surveyor in the State of Alabama Reg. No. 26017

Real Estate Sales Validation Form



20260402000097140 3/3 \$40.50
Shelby Cnty Judge of Probate, AL
04/02/2026 02:50:09 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 19

Grantor's Name Jason Hollis
Mailing Address 1430 Hwy 7
Wilsonville AL
35186

Grantee's Name Tim Sloan
Anaela Sloan
Mailing Address 1430 Hwy 7
Wilsonville AL
35186

Property Address 1488 Hwy 7
Wilsonville AL
35186

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 12,500

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
- Sales Contract
- Closing Statement
- Appraisal
- Other

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 4/2/24

Print Jason Hollis

Sign Jason Hollis

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one