

GRANTEE'S ADDRESS:
6574 Rock School Road
Harpersville, Alabama 35078

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 9th day of April, 2026, in consideration of SEVENTY THOUSAND EIGHT HUNDRED FIVE AND NO/100 DOLLARS (\$70,805.00) and other good and valuable consideration, the undersigned, **JEFFERY DALE SMITH**, a married man, whose address is 190 Pineview Circle, Cropwell, Alabama, 35054, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **JIMMY J. WHITE and KARLEE S. WHITE**, whose address is 6574 Rock School Road, Harpersville, Alabama, 35078, herein referred to as Grantees, for and during their joint lives 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, lying and being in Shelby County, Alabama, to-wit:

See attached Exhibit "A".

Property street address: 176 Highway 83, Harpersville, Alabama 35078.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR OR HIS SPOUSE.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the Grantor does hereby covenant with and represent unto the Grantees that he is seized in fee simple of the lands above described; that the same is free of encumbrances and he

will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature and seal on the day and year first above written.

Jeffery Dale Smith (SEAL)
JEFFERY DALE SMITH

STATE OF ALABAMA,

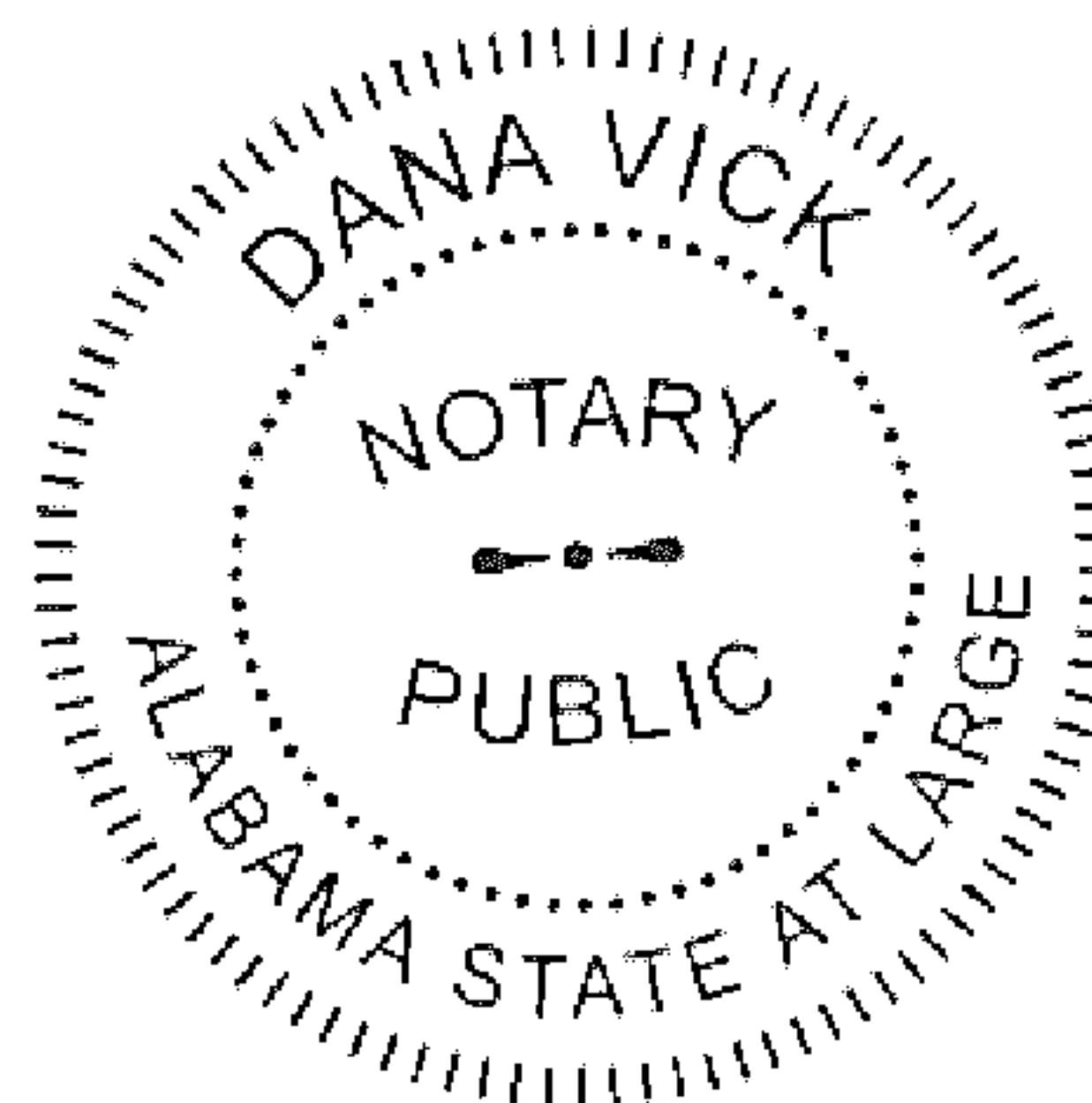
TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that JEFFERY DALE SMITH, a married man, whose name is 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 this the 9th day of April, 2026.

Dana Vick
NOTARY PUBLIC

My Commission Expires: 12/9/2026



This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200

Grantor: Jeffery Dale Smith
Grantees: Jimmy J. White and Karlee S. White
EXHIBIT "A"
Property Description

Property Address: 176 Highway 83, Harpersville, AL 35078

PROPERTY DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A FOUND 2" OPEN TOP PIPE BEING THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28, AND THENCE RUN S 01°11'02" W FOR A DISTANCE OF 19.94' TO A FOUND 1" OPEN TOP PIPE ON THE SOUTHERLY RIGHT OF WAY OF CSX RAILROAD (R.O.W. VARIES); THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY S 62°08'29" W FOR A DISTANCE OF 140.16' TO A FOUND 1/2" CAPPED REBAR STAMPED "R.Y.S."; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING FOUR (4) CALLS: S 62°08'59" W FOR A DISTANCE OF 538.74' TO A FOUND 1/2" CAPPED REBAR STAMPED "R.Y.S."; THENCE RUN S 61°05'13"W FOR A DISTANCE OF 99.96' TO A FOUND 1/2" CAPPED REBAR STAMPED "R.Y.S."; THENCE RUN S 10' 10'36" W FOR A DISTANCE OF 113.78' TO A FOUND 1/2" CAPPED REBAR STAMPED "R.Y.S."; THENCE RUN S 61°45'50" W FOR A DISTANCE OF 246.96' TO A FOUND 1/2" CAPPED REBAR STAMPED "R.Y.S." AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, RUN S 11°59'03" E FOR A DISTANCE OF 775.19' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 07°55'40" W FOR A DISTANCE OF 697.99' TO A FOUND 1/2" CAPPED REBAR; THENCE RUN S 13 DEGREES 56 MINUTES 09 SECONDS W FOR A DISTANCE OF 167.96' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE RUN N 81°24'28" W FOR A DISTANCE OF 55.84' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS" ON THE EASTERLY RIGHT OF WAY OF HIGHWAY 83 (80' R.O.W.) BEGINNING A CURVE TO THE LEFT HAVING A RADIUS OF 1390.00', A DELTA ANGLE OF 11°28'24", A CHORD BEARING OF N 04°23'40" W, AND A CHORD LENGTH OF 277.88'; THENCE RUN ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 278.35' TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES CA-1084-LS"; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY N 10°08'27" W FOR A DISTANCE OF 1204.18' TO A FOUND 1/2" CAPPED REBAR STAMPED "R.Y.S." AT THE INTERSECTION OF HIGHWAY 83 (80' R.O.W.) AND CSX RAILROAD (R.O.W. VARIES); THENCE RUN N 61°46'37" E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID CSX RAILROAD FOR A DISTANCE OF 299.95' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 8.33 ACRES, MORE OR LESS.

Real Estate Sales Validation Form

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

Grantor's Name Jeffery Dale Smith
 Mailing Address 190 Pineview Circle
Cropwell, AL 35054

Grantee's Name Jimmy J. White and Karlee S. White
 Mailing Address 6574 Rock School Road
Harpersville, AL 35078

Property Address 176 Highway 83
Harpersville, AL 35078

Date of Sale 04/09/2026
 Total Purchase Price \$70,805.00
 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
- 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).

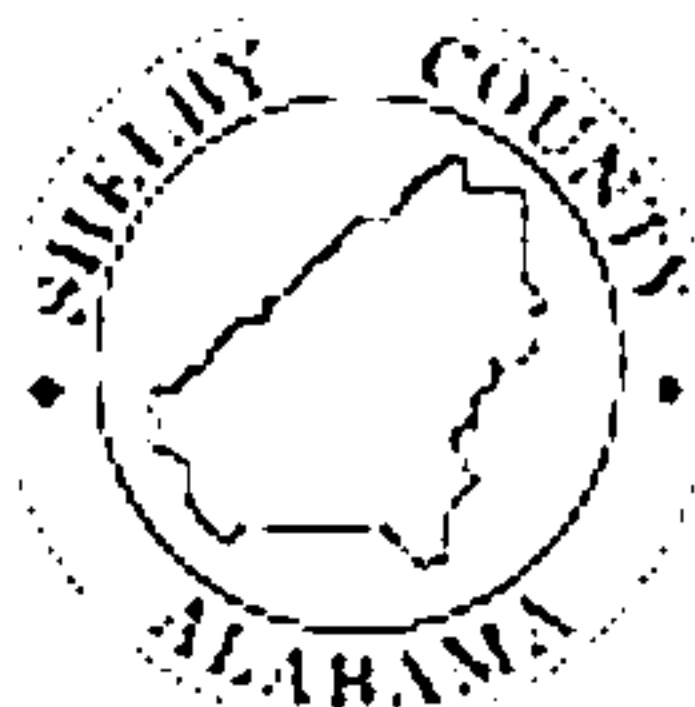
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 04/09/2026

Print J. Van Wilkins

Unattested *Dana Vele*
 (verified by)

Sign *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2026 08:19:47 AM
\$102.00 BRITTANI
20260410000106390

Form RT-1

Alle S. Boyd