

260004026

PREPARED BY AND RETURN TO:

James T. Jordan, VSB# 44212
25 E. Main Street
Salem, VA 24153
Title Co.: Unknown to Preparer
File No.: 26-128-JTJ

CONSIDERATION: \$-0-

TAX MAP NO. 50-A-13

THIS DEED OF GIFT made and entered into this the 26th day of March 2026, by and between **SHARON L. AMMONS** (also known of record as **SHARON LOONEY AMMONS**), by and through her Attorney-in-Fact, **SAVANNAH NICOLE RENFRO**, party of the first part and hereinafter referred to as Grantor, and **RALPH GLENN LOONEY, DAVID J. LOONEY, CAROL L. STACKPOLE** and **GERALD A. LOONEY**, as joint tenants, with right of survivorship, as at common law, whose mailing address is 1790 Stone Mill Dr, Salem, VA 24153, parties of the second part and hereinafter referred to as the Grantees.

PURSUANT to § 58.1-811(D) of the Code of Virginia of 1950 as amended to date, no additional tax shall be required.

WITNESSETH:

WHEREAS, by deed dated October 16, 1998, of record in the Clerk's Office of the Circuit Court for the County of Bedford, Virginia, as Instrument No. 980013819, Normie Looney (also known of record as Normie W. Looney) was conveyed the hereinafter described property; and,

WHEREAS, the said Normie Looney (also known of record as Normie W. Looney) departed this life on August 10, 2020, as evidenced by her Last Will and Testament of record in the aforesaid Clerk's Office as Court File No. 200000375; and,

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ATTORNEY AT LAW
25 EAST MAIN STREET
SALEM, VIRGINIA 24153

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WHEREAS, according to the Terms of Article III of her Last Will and Testament, the said Normie Looney (also known of record as Normie W. Looney), granted and conveyed a life estate in the hereinafter described parcel to her daughter, Sharon L. Ammons (also known of record as Sharon Looney Ammons); and,

WHEREAS, the said Sharon Looney Ammons appointed Savannah Nicole Renfro as her Attorney-in-Fact in a Power of Attorney dated August 3, 2023, recorded immediately prior hereto; and,

WHEREAS, the said Sharon L. Ammons (also known of record as Sharon Looney Ammons) desires to release her life estate in the hereinafter described parcel of real estate.

WHEREFORE AND IN consideration of the sum of One Dollar (\$1.00) cash in hand paid by the Grantees unto the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby **RELEASE, REMISE AND RELINQUISH** forever unto the Grantees, **RALPH GLENN LOONEY, DAVID J. LOONEY, CAROL L. STACKPOLE and GERALD A. LOONEY**, any and all rights, title and interest she may possess in and to the following described parcel of land, together with any improvements thereon, lying and being in the County of Bedford, State of Virginia, to-wit:

ALL THAT CERTAIN tract or parcel of land together with the buildings and improvements thereon and the appurtenances thereunto belonging, lying and being in Lisbon Magisterial District, in Bedford County, Virginia, about 0.2 miles west of Secondary Road No. 617 and containing 0.7 acres as shown on a plat of survey of the same by Erskine W. Proffitt, CLS, dated October 12, 1963, which is attached to Deed dated October 16, 1998 and recorded in the Clerk's Office of the Circuit Court for the County of Bedford, Virginia, as Instrument No. 980013819, and being a part of the real estate which was granted and conveyed unto the parties of the first part by deed dated 26 July 1954, of

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record in the Clerk's Office of the Circuit Court of Bedford County, Virginia, in Deed Book 251, Page 50

TOGETHER with an easement of right of way across, over, and through the property owned or formerly owned by Kenneth A. Looney and Normie W. Looney, as a means of ingress and egress to and from State Secondary Road No. 617 by way of an "old road" as shown on the aforesaid plat of survey.

TOGETHER with certain rights to a certain spring and pump facilities situate on the property owned or formerly owned by Kenneth A. Looney and Normie W. Looney.

Without reimposing them, this deed is made subject to all easements, restrictions, reservations, and conditions of record affecting said property herein conveyed.

**PREPARER OF THIS DEED HAS NOT RELIED ON EITHER
A TITLE EXAMINATION OR A SURVEY**

WITNESS the following signature and seal:

Sharon L Ammons (also known of record as Sharon Looney Ammons) by and through her Attorney-in-Fact Savannah Nicole Renfro
(SEAL)

SHARON L. AMMONS (also known of record as SHARON LOONEY AMMONS) by and through her Attorney-in-Fact SAVANNAH NICOLE RENFRO

STATE OF VIRGINIA)
CITY OF SALEM) to-wit:

The foregoing instrument was acknowledged before me this the 15th day of May, 2026, by Sharon L. Ammons (also known of record as Sharon Looney Ammons) by and through her Attorney-in-Fact, Savannah Nicole Renfro.

JAMES T. JORDAN
ATTORNEY AT LAW
25 EAST MAIN STREET
SALEM, VIRGINIA 24153

Brandy M. Thompson
Notary Public

My Commission Expires: 9-30-2026

BRANDY MICHELLE THOMPSON
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 7794597
My Commission Expires September 30, 2026