

**SEND TAX NOTICE TO:**  
Gabriel Hunt and Emily Hunt  
22567 Highway 25  
Columbiana, AL 35051

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

## **WARRANTY DEED**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Robert Proctor, an unmarried man, and Donny E. Phillips, an unmarried man, Ashlyn Proctor, an unmarried woman, and Tyler Proctor, a married man, Heirs at Law of Kimberly Snow Phillips, deceased, Shelby County, Alabama Probate Case No. PR-2022-000963,** whose address is 1228 Summit Place, Birmingham, AL 35243 (hereinafter "Grantor", whether one or more), by **Gabriel Hunt and Emily Hunt**, whose address is 22567 Highway 25, Columbiana, AL 35051 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Gabriel Hunt and Emily Hunt**, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, the address of which is **22567 Highway 25, Columbiana, AL 35051 to-wit:**

### **PARCEL I:**

**Begin at the NW corner of the SW 1/4 of the NE 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 89 degrees 59 minutes 44 seconds East run 576.87 feet; thence South 0 degree 00 minutes 58 seconds West for 228.96 feet; thence South 62 degrees 40 minutes 30 seconds West for 399.53 feet; thence South 11 degrees 40 minutes 12 seconds East for 221.47 feet; thence South 75 degrees 23 minutes 46 seconds West for 94.46 feet; thence South 18 degrees 53 minutes 14 seconds East for 217.26 feet to the Northerly R/W of Alabama State Highway No. 25; thence South 65 degrees 49 minutes 49 seconds West along said R/W for 40.06 feet; thence North 20 degrees 55 minutes 47 seconds West for 191.59 feet; thence South 63 degrees 35 minutes 23 seconds West for 186.36 feet to the west line of said 1/4-1/4 section; thence North 1 degree 56 minutes 40 seconds East for 779.44 feet to the Point of Beginning.**

**According to the survey of Thomas E. Simmons, LS# 12945, dated October 11, 2004.**

**Kimberly Snow Phillips, deceased, was one and the same person as Kimberly Proctor, grantee in that certain deed recorded in Instrument No. 20050317000120260, in the Probate Office of Shelby County, Alabama.**

**Donny E. Phillips, Ashlyn Proctor, and Tyler Proctor constitute all Heirs at Law of Kimberly Snow Phillips (FKA Kimberly Proctor), deceased, as further established by those certain heirship affidavits recorded simultaneously herewith.**

**Tyler Proctor is one and the same person as Ty Proctor.**

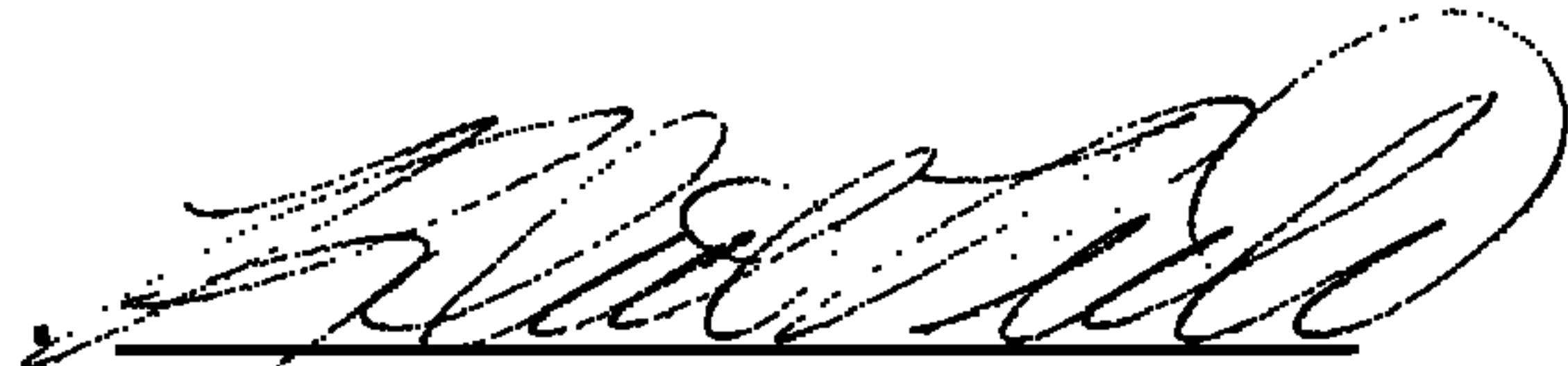
**The subject property conveyed herein does not constitute the homestead of the Grantor, Tyler Proctor, nor the homestead of his respective spouse.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

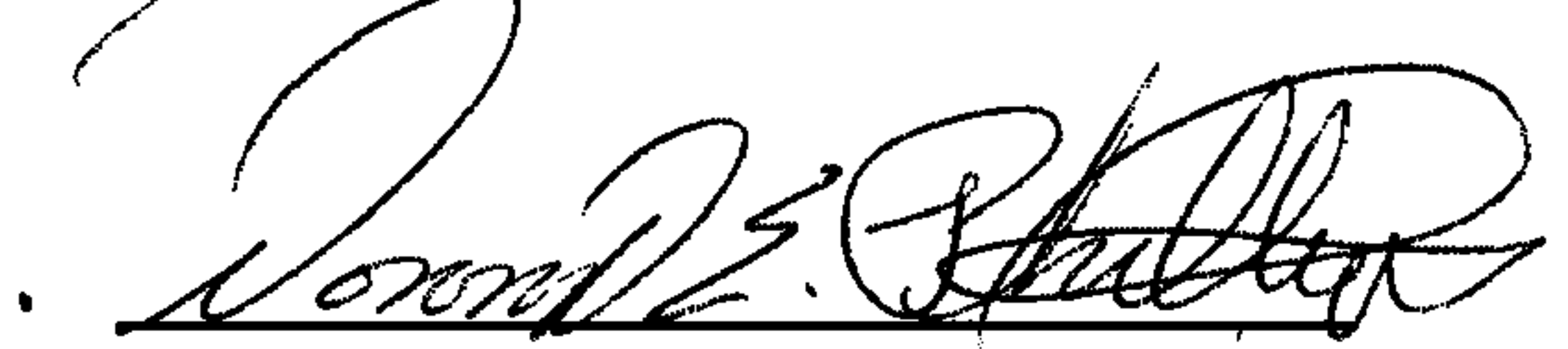
Subject to a third-party mortgage in the amount of \$237,500.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, Grantor has set their signature and seal on this 27th day of November, 2023.

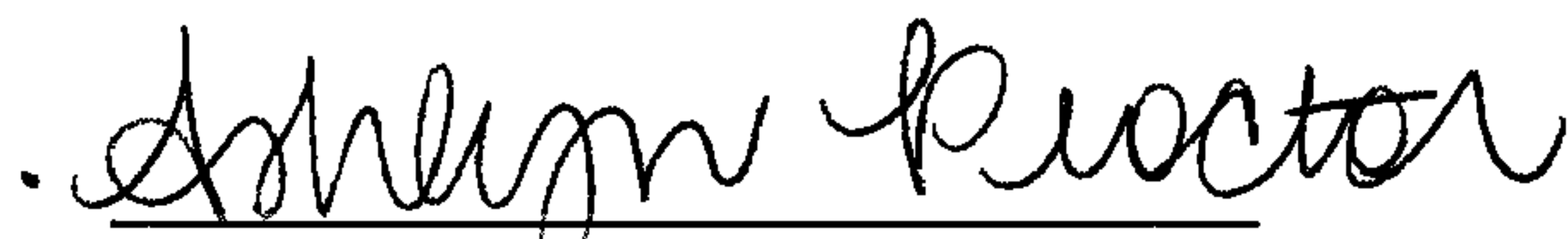


**Robert Proctor**



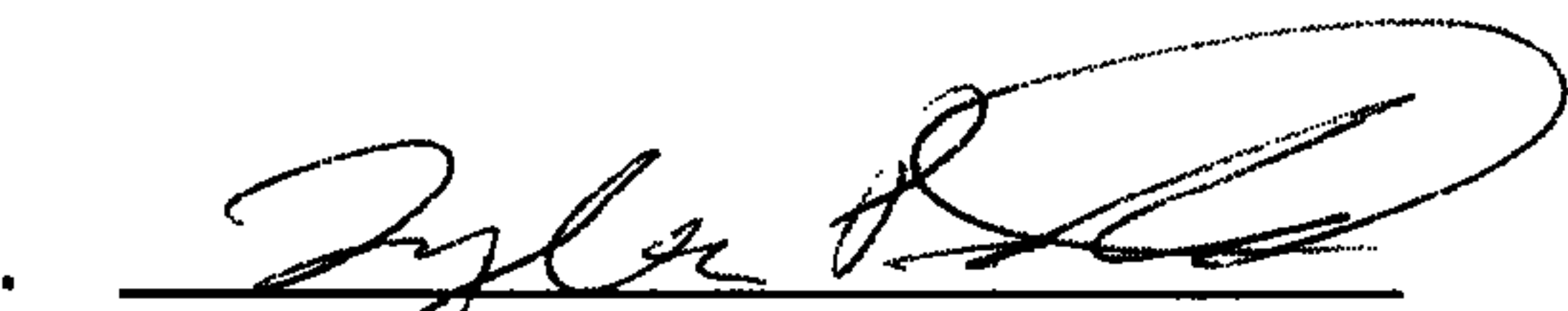
**Donny E. Phillips**

*Heir at Law of Kimberly Snow Phillips, deceased, Shelby County, Alabama Probate Case No. PR-2022-000963*



**Ashlyn Proctor**

*Heir at Law of Kimberly Snow Phillips, deceased, Shelby County, Alabama Probate Case No. PR-2022-000963*




**Tyler Proctor**

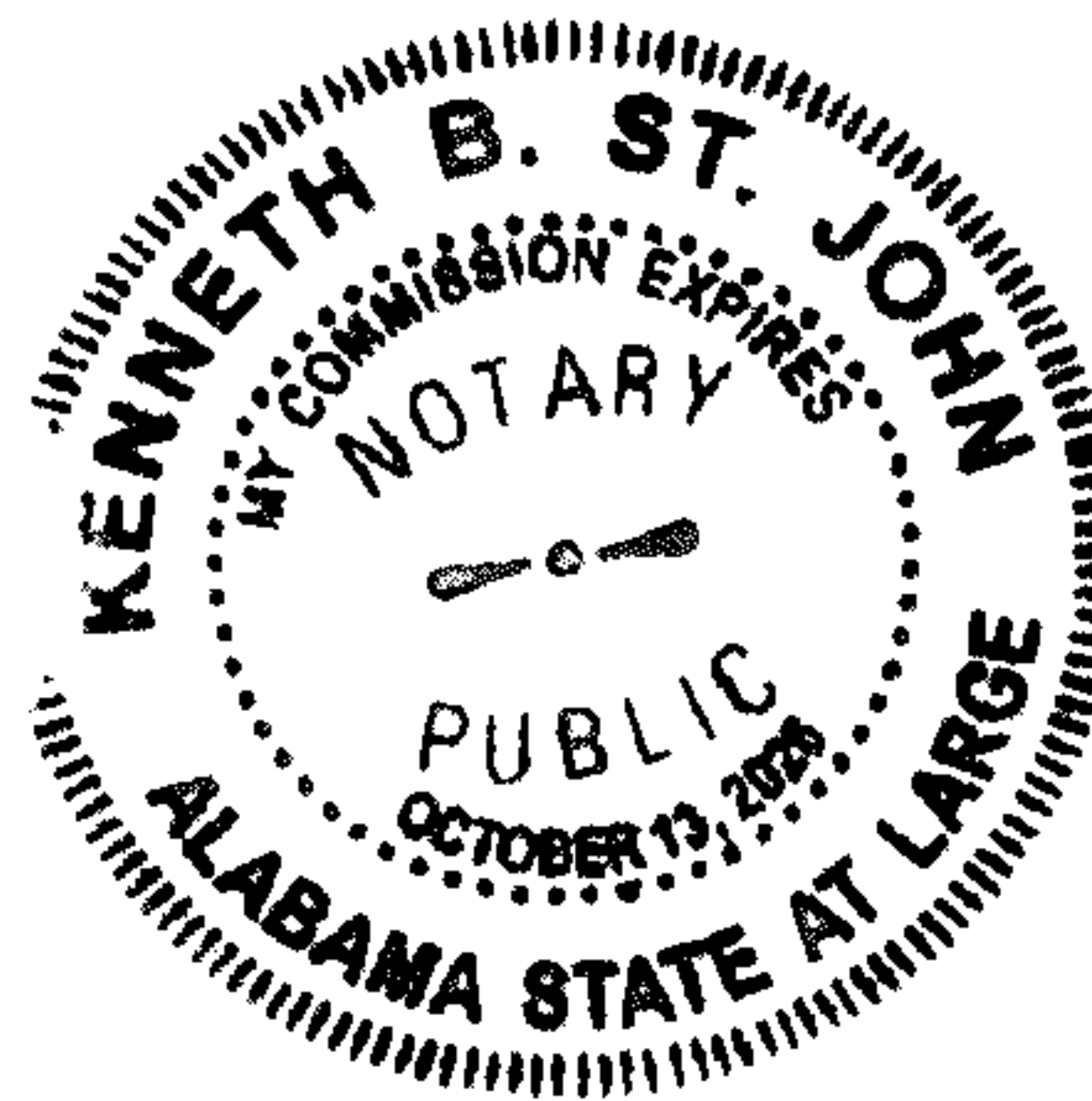
*Heir at Law of Kimberly Snow Phillips, deceased, Shelby County, Alabama Probate Case No. PR-2022-000963*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Robert Proctor** 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 27th day of November, 2023.


  
Notary Public  
Print Name: **Kenneth B St John**  
My Commission Expires: **10/13/2026**

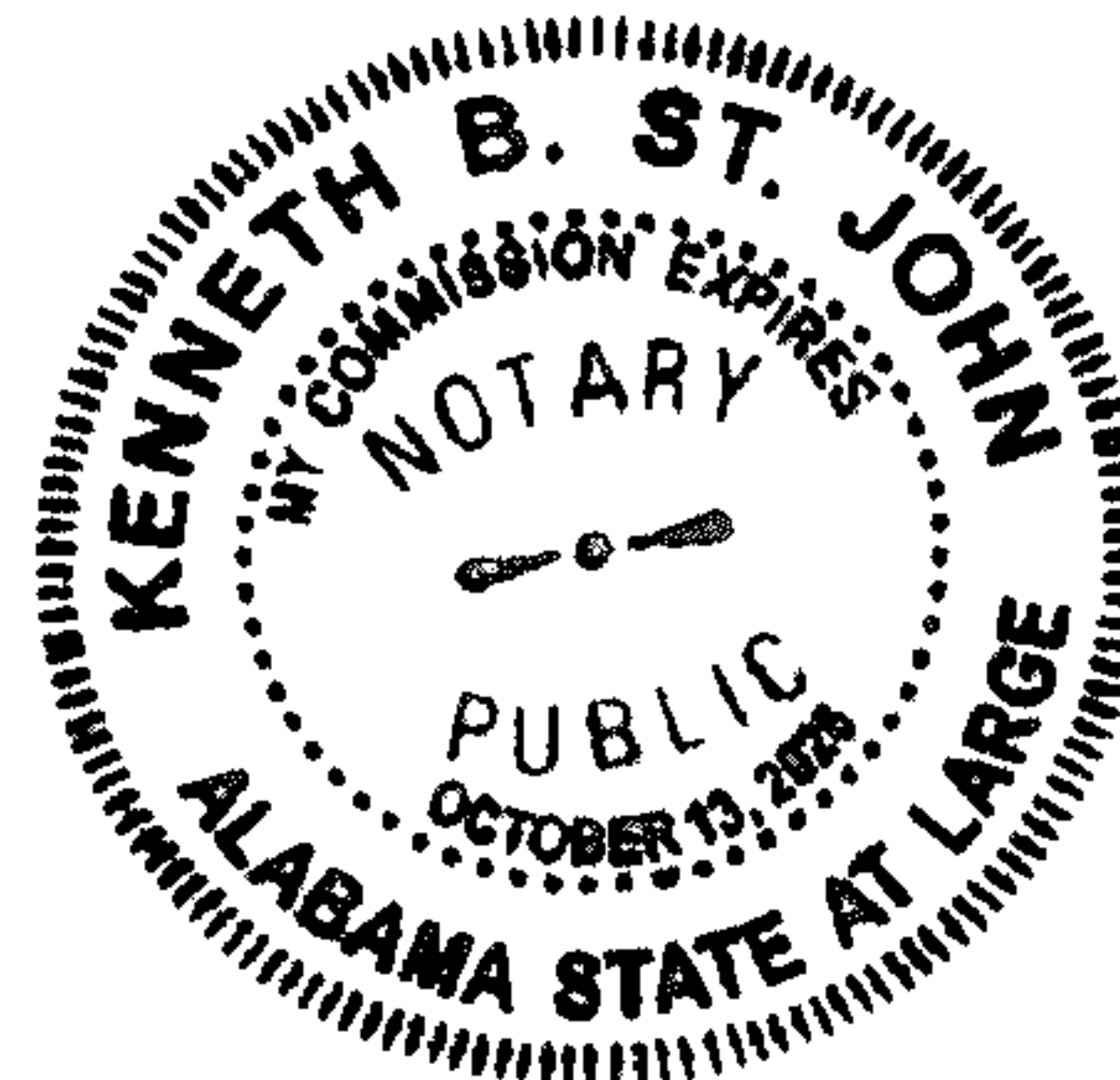


STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Donny E. Phillips** 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 27th day of November, 2023.

  
Notary Public  
Print Name: **Kenneth B St John**  
My Commission Expires: **10/13/2026**

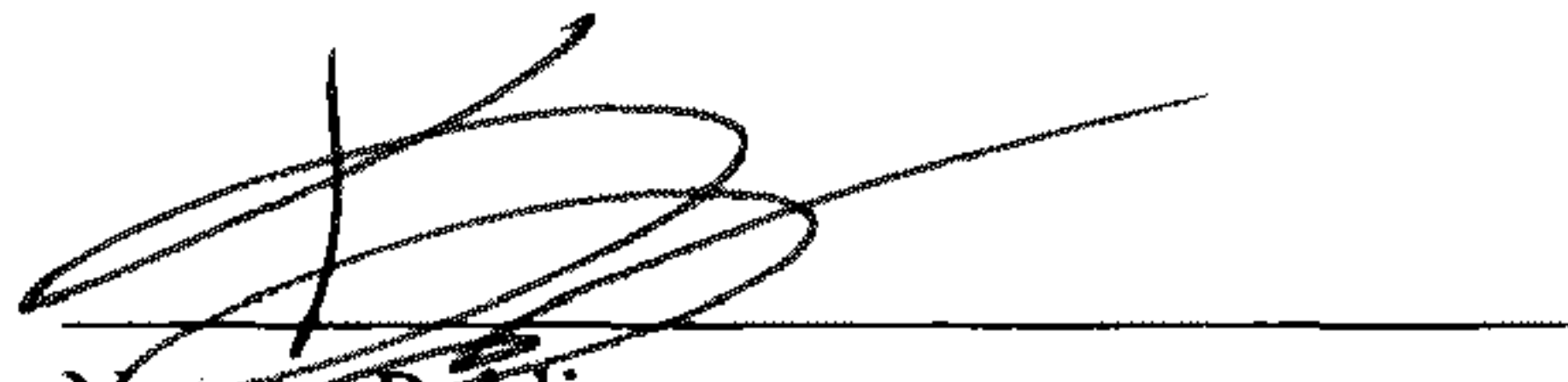




STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Ashlyn Proctor** 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.

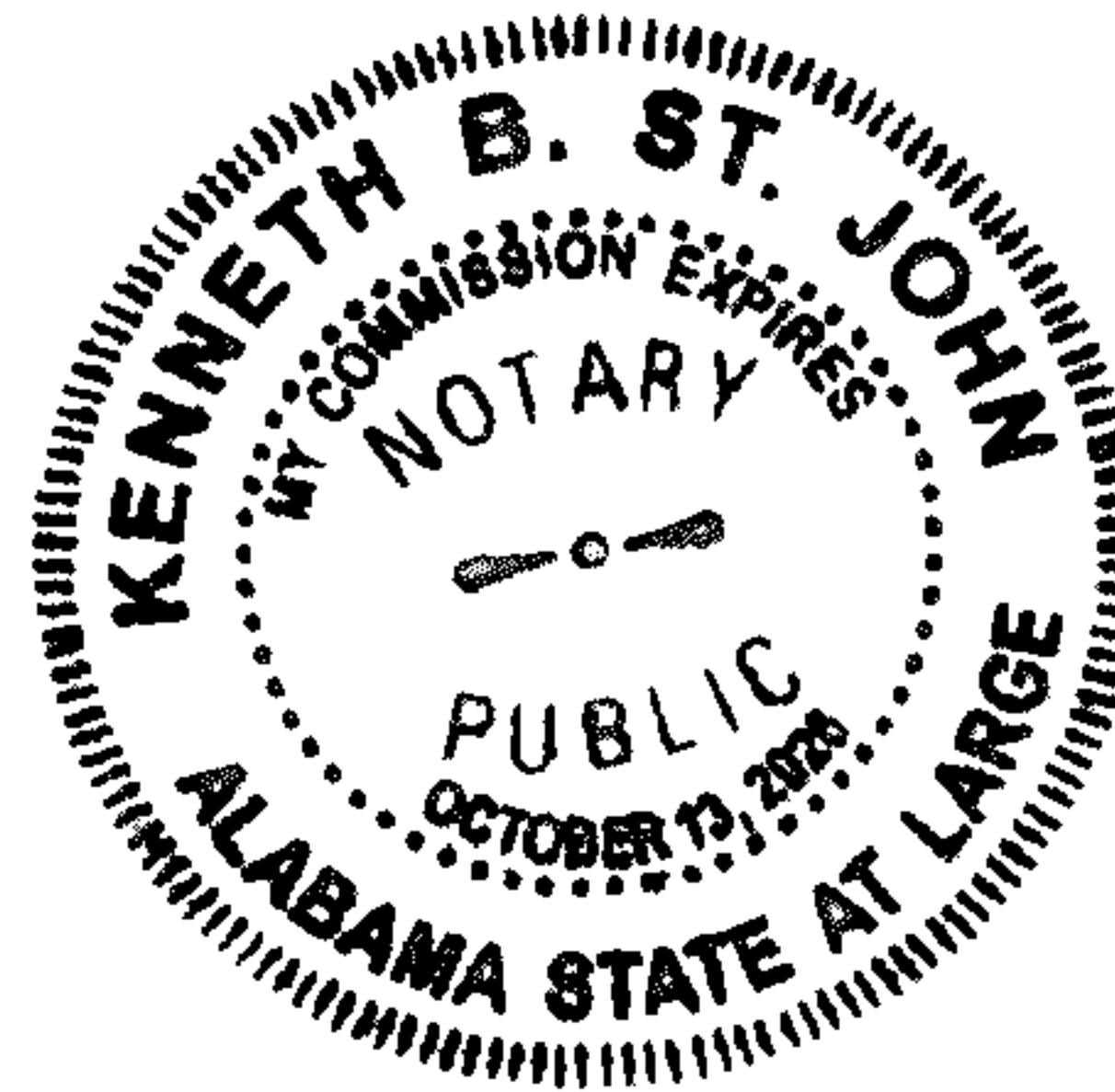
Given under my hand and official seal this 27th day of November, 2023.



Notary Public

Print Name: *Kenneth B St John*

My Commission Expires: *10/13/2026*



STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that **Tyler Proctor** 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.

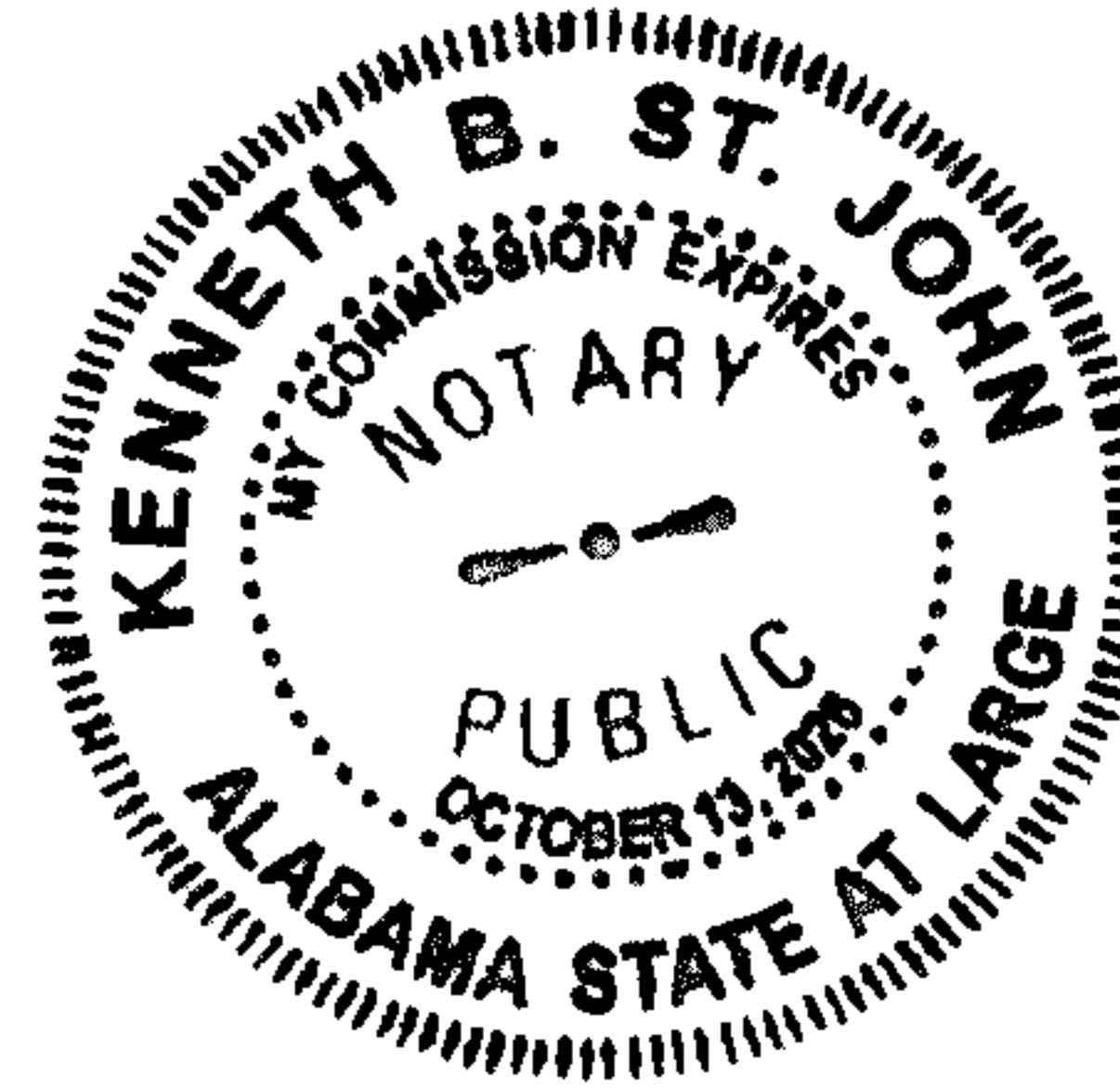
Given under my hand and official seal this 27th day of November, 2023.



Notary Public

Print Name: *Kenneth B St John*

My Commission Expires: *10/13/2026*



File No.: PEL-23-6885



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/28/2023 10:10:11 AM  
\$46.50 JOANN  
20231128000343960

Page 4 of 4

*Allie S. Bayl*