

This instrument prepared by:  
Morrison Honea, LLC  
101 North Main Street  
Columbiana, Al 35051

Send Tax Notice to:  
Ms. Stephanie Freeman  
7665 Hwy 49  
Columbiana, Alabama 35051

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

  
20240530000160430 1/3 \$40.50  
Shelby Cnty Judge of Probate, AL  
05/30/2024 02:23:20 PM FILED/CERT

**KNOW ALL MEN BY THESE PRESENTS:** That for and in consideration of the sum of  
**One Dollar and NO/100 (\$1.00)** and other good and valuable considerations paid to the  
undersigned, the receipt whereof is acknowledged, I/WE,

**Celia Blair Freeman Johnson,**

a widowed woman; (herein referred to as GRANTOR) with full authority, do grant, bargain, sell  
and convey unto

**Stephanie Nicole Freeman Gunselman, a married woman and Celia Blair Freeman  
Johnson,**

(herein referred to as GRANTEES), to own in FEE SIMPLE, JTWROS, the following described  
real estate situated in Shelby County to wit:

**PARCEL ONE:**

The South 990 feet of the NW 1/4 of SE 1/4 of Section 11, Township 20 South, Range 1  
West.  
MINERALS AND MINING RIGHTS EXCEPTED.

The West 110 yards of the NE 1/4 of SE 1/4 of Section 11, Township 20 South, Range 1  
West.

LESS AND EXCEPT parcel conveyed to Choyce Stephen Freeman by deed dated  
February 3, 1987, recorded in Deed Book 113, page 70, and LESS AND EXCEPT parcel  
conveyed to Stephen Ray Gallups and Celia Blair Gallups by deed dated March 10, 1974,  
recorded in Deed Book 285, page 776, and LESS AND EXCEPT parcel conveyed to  
Celia Blair Freeman Johnson and husband, William P. Johnson in 1992.

The property being described in Parcel One hereinabove consists of approximately eight  
(8) acres, more or less.

**PARCEL TWO:**

A part of the NW 1/4 of the SW 1/4 of Section 14, Township 20 South, Range 1 West,  
more particularly described as follows:  
Commence at the SE corner of said 1/4 1/4 Section and run thence in a Westerly direction  
116.0 feet, more or less, to the point of beginning, which is located on the western  
boundary of Shelby County Highway No. 47; thence run South 88 deg. 00' West a  
distance of 864.0 feet along the Southern boundary of said 1/4 1/4 Section to a point; thence  
turn to the right and run North 2 deg. 30' West a distance of 320.0 feet to a point; thence  
run North 88 deg. East a distance of 850.0 feet to a point located on the Western  
boundary of Shelby County Highway No. 47; thence run South 29 deg. 30' East a  
distance of 360.0 feet along the Western boundary of said Shelby County Highway No.  
47 to point of beginning. Containing 6.3 acres, more or less, and being more particularly  
described on Exhibit "A" attached hereto and made a part and parcel hereof as fully as if  
set out herein.

Shelby County, AL 05/30/2024  
State of Alabama  
Deed Tax: \$12.50



Subject to:

- a. General tax assessments, current and subsequent
- b. Municipal fees and assessments, if any
- c. Mineral rights if owned by Grantor
- d. Easements, encroachments, and rights-of-ways shown or recorded thereto

20240530000160430 2/3 \$40.50  
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**Parcel Number:** 15 1 11 0 000 005.000

THIS DEED PREPARED WITHOUT EXAMINATION OF THE TITLE OR SURVEY and its intent is to convey all property acquired in the source deed, Instrument #2001-49205, whether or not correctly described above.

**TO HAVE AND TO HOLD** unto the said Grantees, his/her/their heirs and I, CELIA BLAIR FREEMAN JOHNSON, do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all known encumbrances; 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

**IN WITENSS WHEREOF**, the Grantor has hereunto set their hand and seal on May \_\_\_\_\_, 2024.

Celia Blair Freeman Johnson  
Celia Blair Freeman Johnson

State of **Alabama**

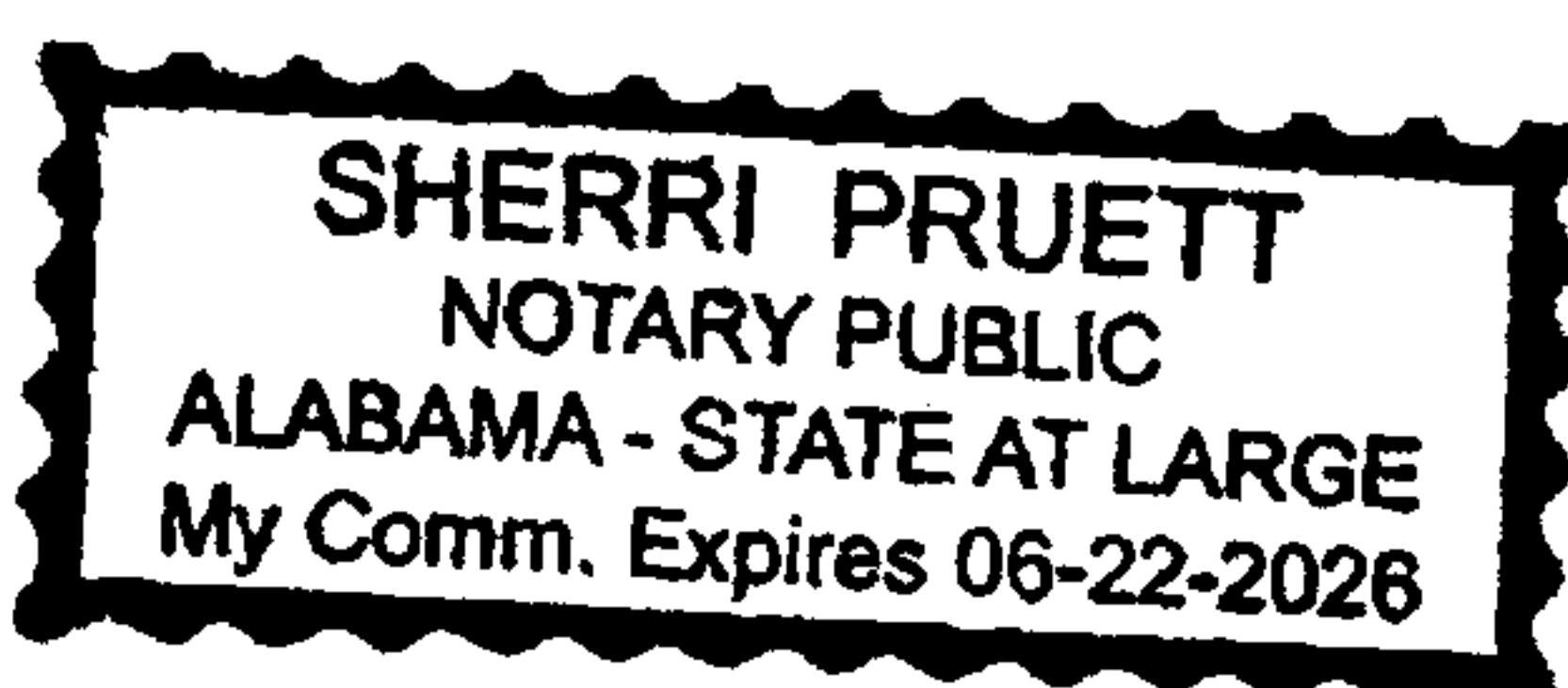
County of **SHELBY**

I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **CELIA BLAIR FREEMAN JOHNSON**, 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 30<sup>th</sup> day of May, 2024.

Sherril Pruett

Notary Public



Commission expires: 6/22/26



# Real Estate Sales Validation Form

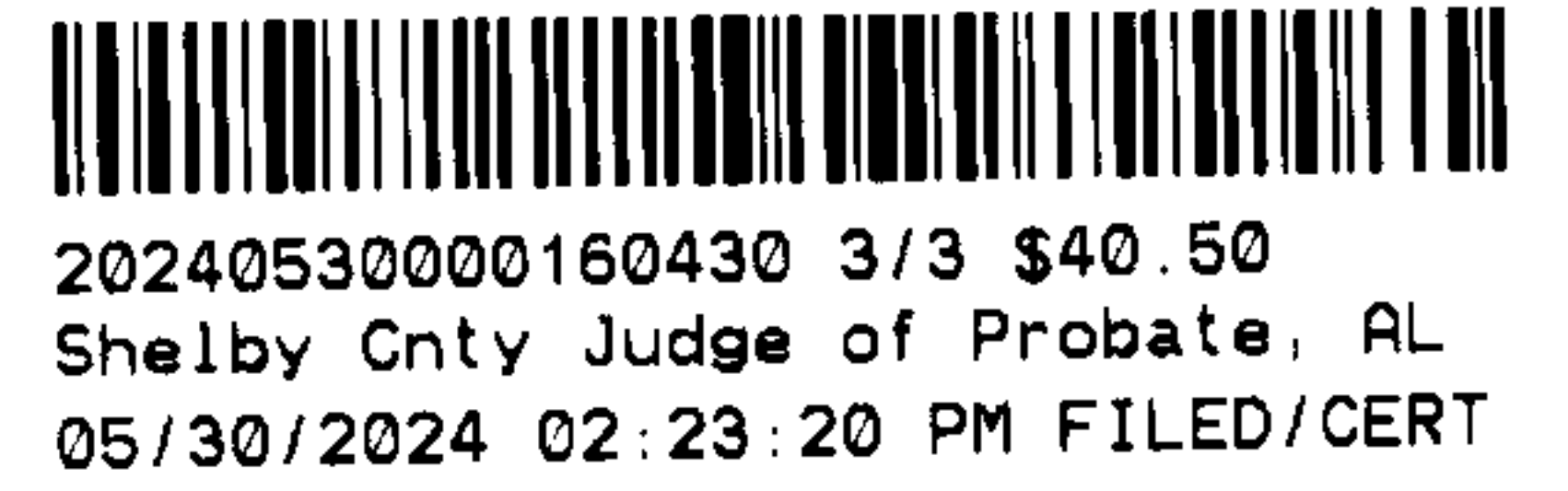
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Celia Johnson  
Mailing Address 7529 HWY 49  
Columbiana, AL 35051

Grantee's Name Celia Johnson & Stephanie Fennell  
Mailing Address 7665 HWY 49  
Columbiana, AL 35051

Property Address Parcel ID: 15 1 11 0 000 005.000  
No address

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 12,280.<sup>00</sup>



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 SHELBY CO TAX ASSESSORS WEBSITE

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 5/30/24

Print W. Jeff Hovatt, Sr.

☐ Unattested  
☐ (verified by) \_\_\_\_\_

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