

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Kim Stubbs

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **FIFTY SEVEN THOUSAND THREE HUNDRED DOLLARS AND ZERO CENTS (\$57,300.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Tiffany Benton, a single woman, Allen Edmondson, a single man, Oliver Edmondson, a single man, Henry Edmondson, a married man, Kim Stubbs, a married woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Kim Stubbs* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See attached Exhibit “A” for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.


Grantor herein, Henry Edmondson, reserves a LIFE ESTATE, in and to the property as shown on Exhibit A.

Grantors herein are all the heirs at law of Linda Gail Edmondson (grantee in Deed Book 295, Page 749 and Deed Book 344, Page 936) and Charles Edmondson (grantee in Deed Book 344, Page 936). Linda Gail Edmondson died intestate December 2, 2022. Charles Edmondson died intestate May 28, 2024.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

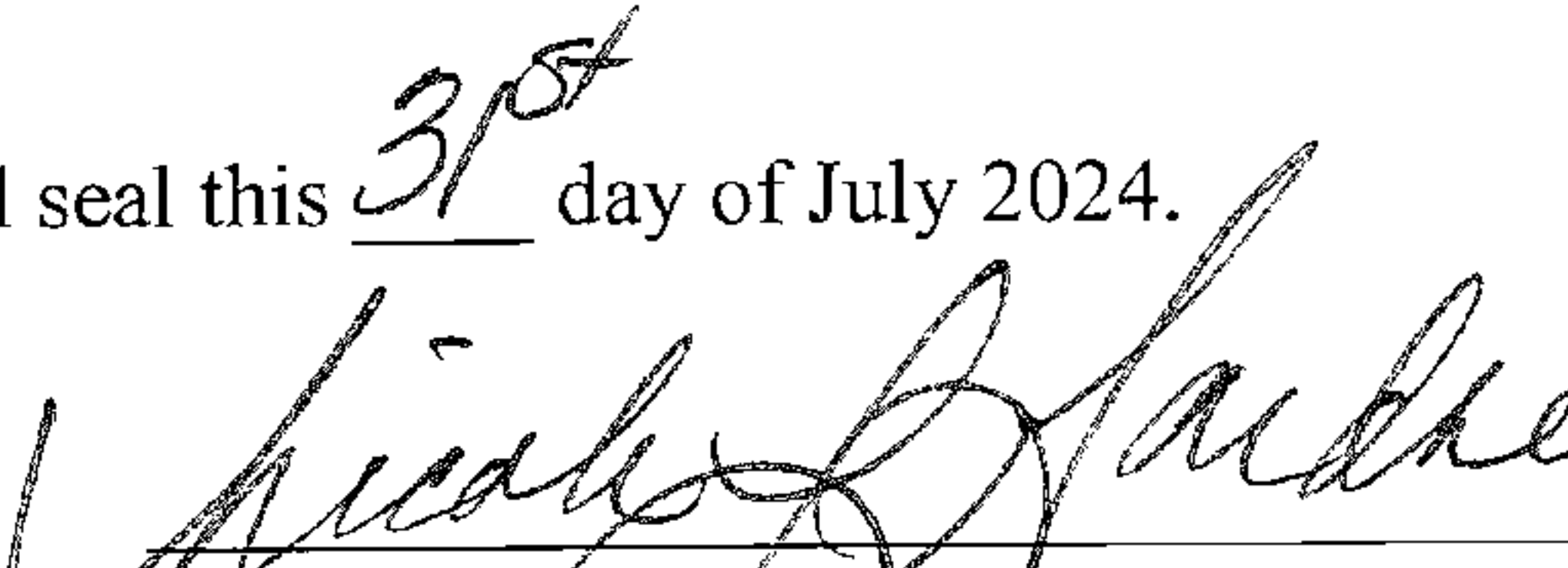
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of July 2024.

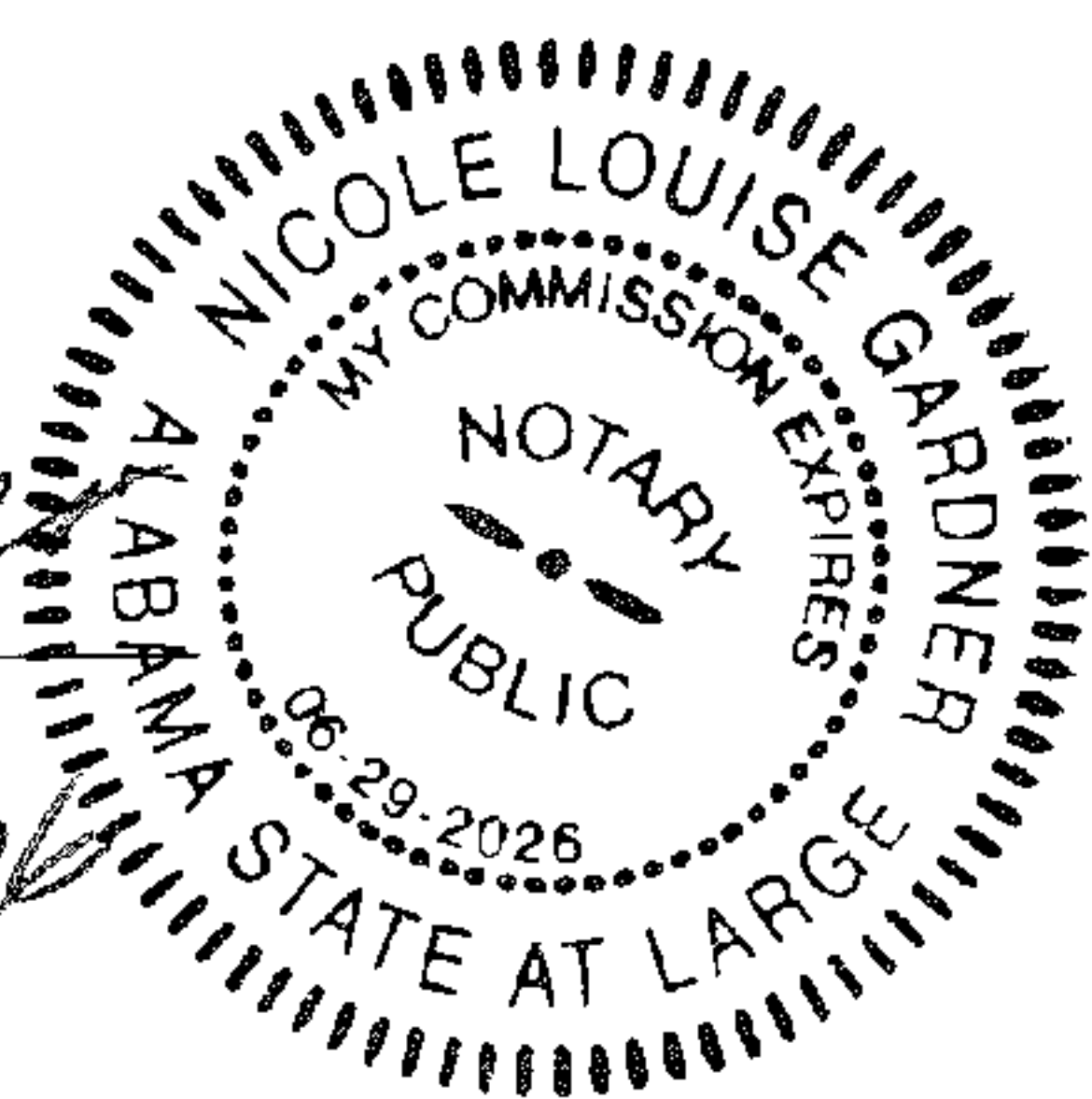

Tiffany Benton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Tiffany Benton*, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July 2024.


Notary Public
My Commission Expires 10-29-2026



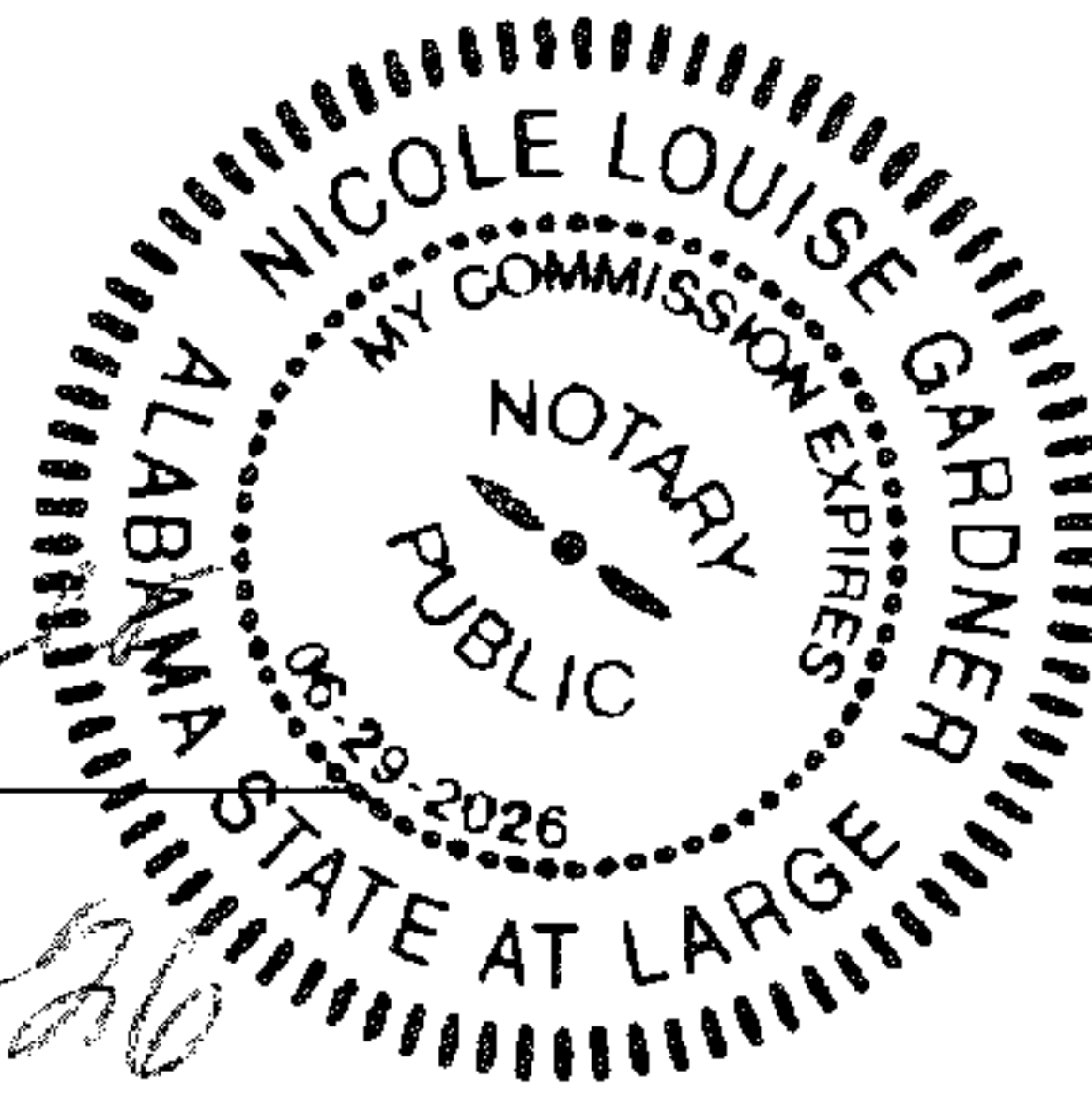
Allen Edmondson
Allen Edmondson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Allen Edmondson**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd August day of ~~July~~ 2024.

Nicole Louise Gardner
Notary Public
My Commission Expires 6-29-26



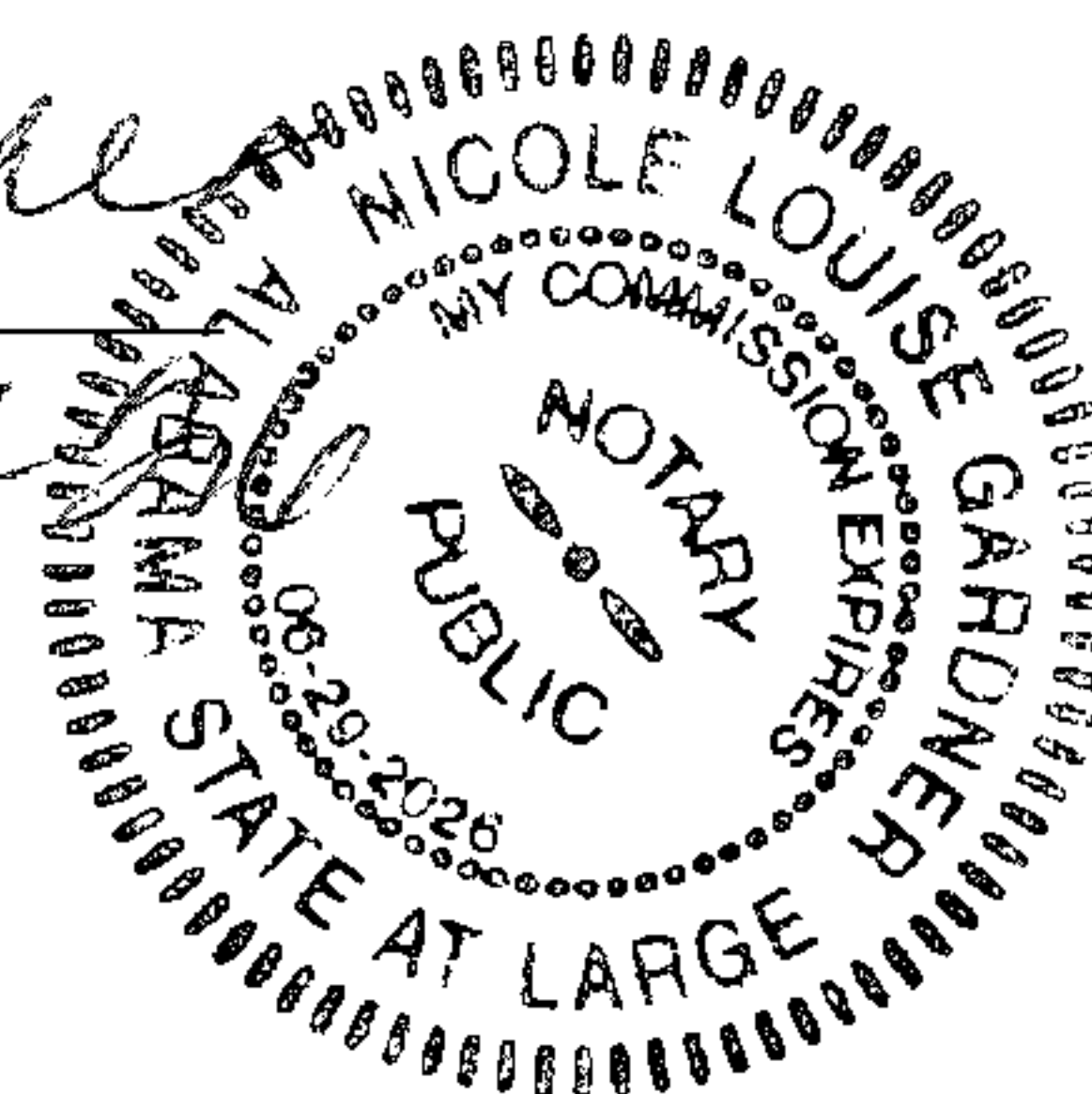
Oliver Edmondson
Oliver Edmondson

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Oliver Edmondson**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th January 2025 day of ~~July~~ 2024.

Nicole Louise Gardner
Notary Public
My Commission Expires 6-29-26



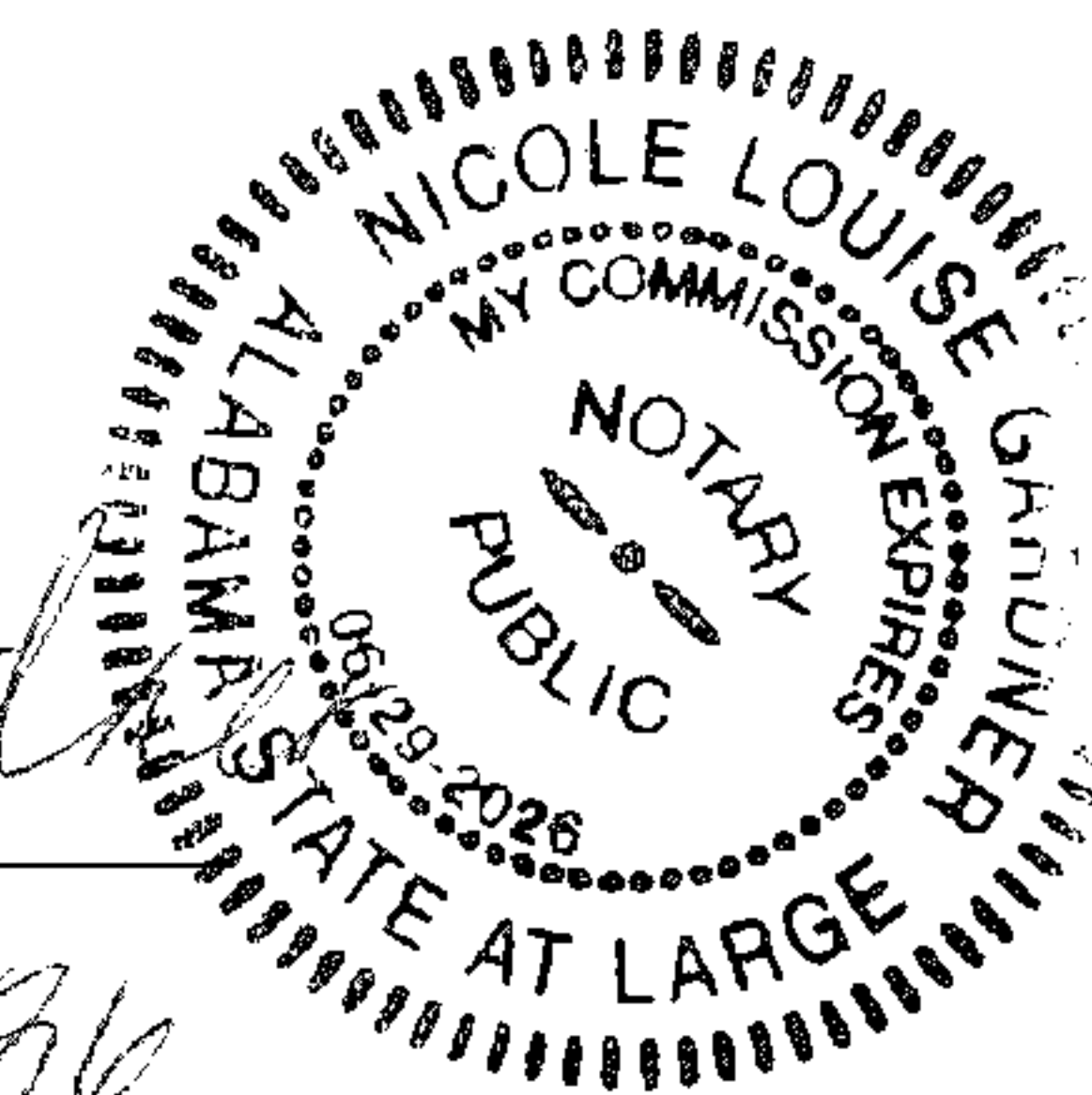
Henry Edmondson
Henry Edmondson

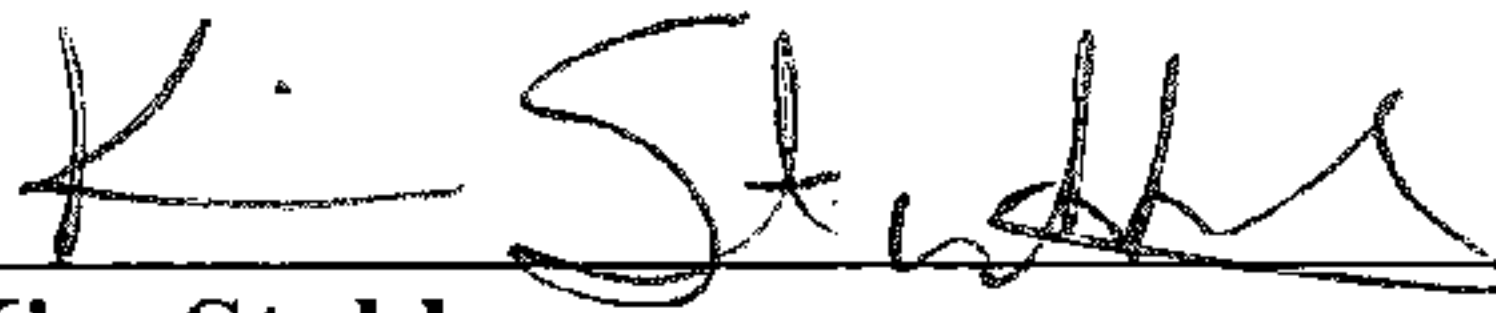
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Henry Edmondson**, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd August day of ~~July~~ 2024.

Nicole Louise Gardner
Notary Public
My Commission Expires 6-29-26



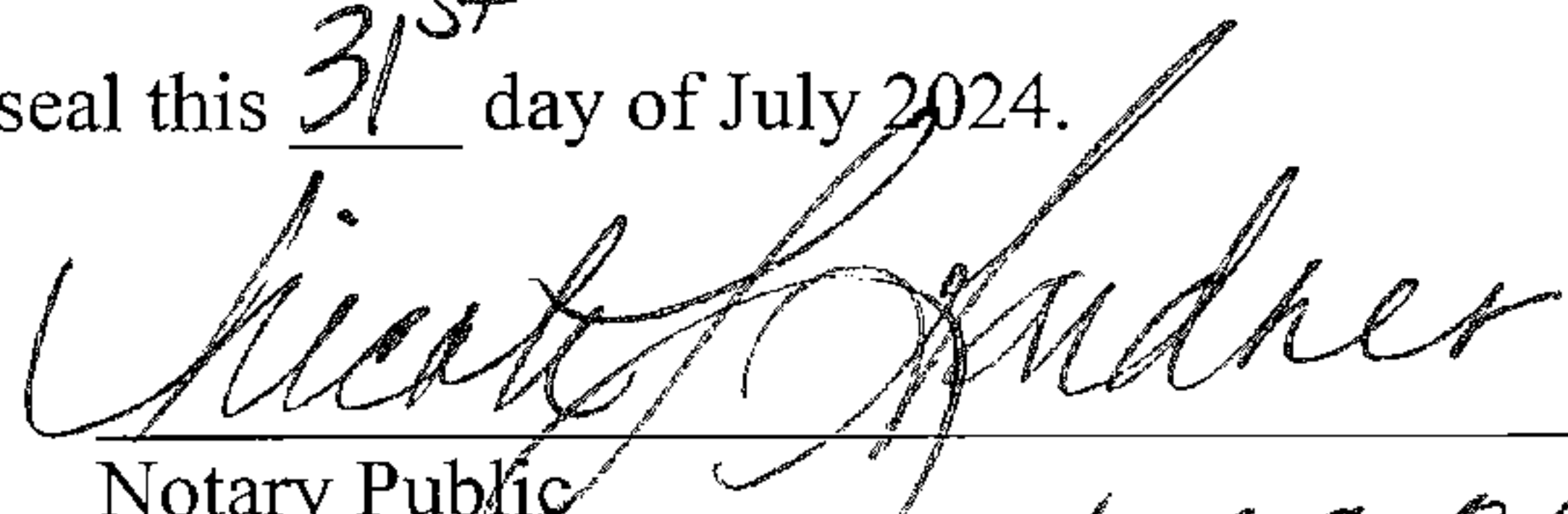


Kim Stubbs

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Kim Stubbs** this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July 2024.



Notary Public
My Commission Expires 6-29-2026

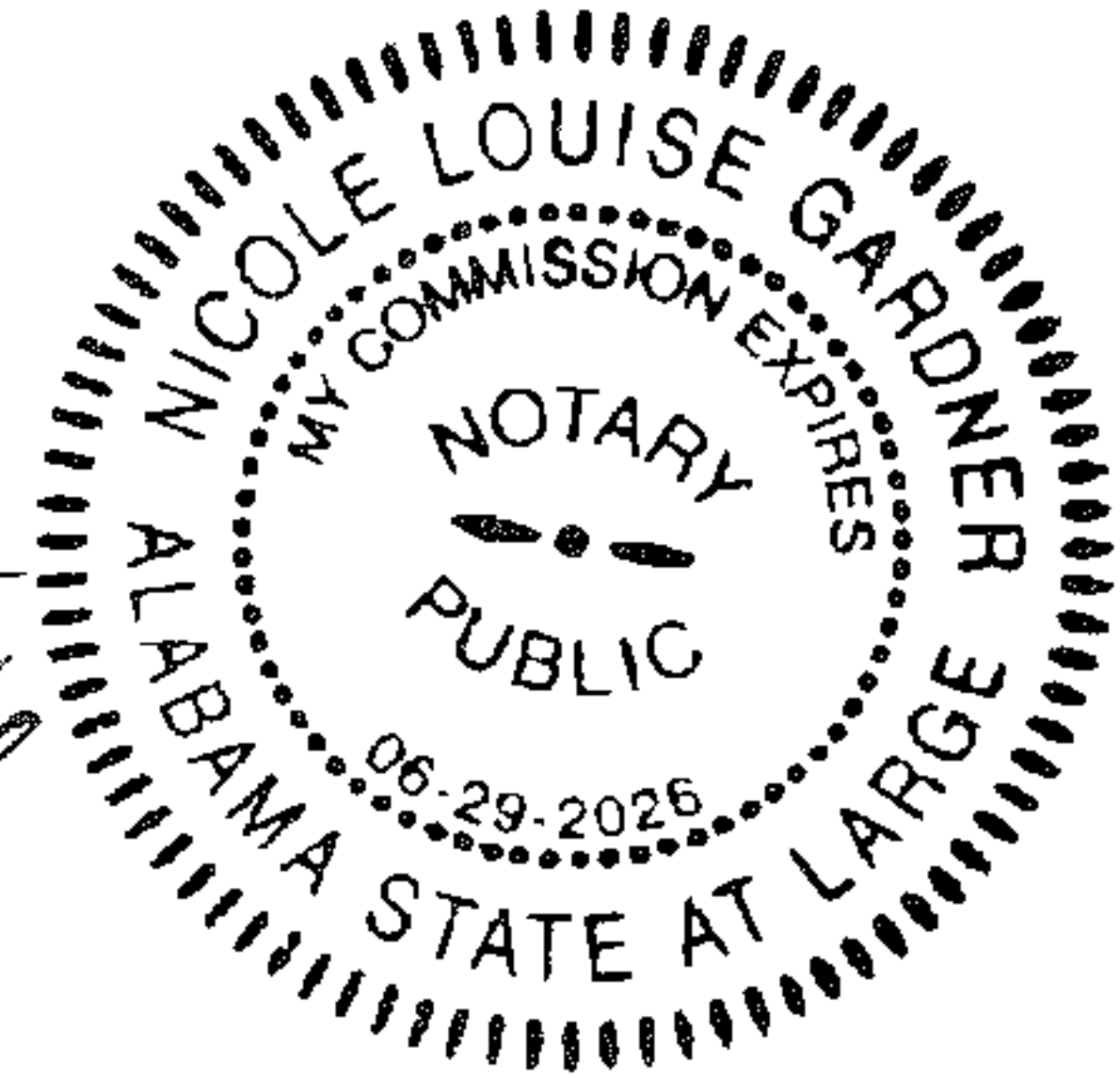


Exhibit "A" – Legal Description

From the NE corner of Section 13, Township 24 North, Range 15 East, run South along the East boundary of said Section 13 a distance of 2637.38 feet; thence turn 90 deg. 15' 40" right and run 1318.23 feet; thence turn 06 deg. 12' left and run 1096.0 feet; thence turn 95 deg. 45' right and run 168.1 feet to the point of beginning of herein described parcel of land; thence turn 95 deg. 40' left and run 225.0 feet; thence turn 95 deg. 40' right and run 81.0 feet; thence turn 84 deg. 15' right and run 225.0 feet; thence turn 95 deg. 45' right and run 81.3 feet to the point of beginning of herein described parcel of land containing 0.4 acres, more or less.

From the NE corner of Section 13, Township 24 North, Range 15 East, run South along the East boundary of said Section 13 a distance of 2637.38 feet; thence turn 90 deg. 15' 40" right and run 1318.23 feet; thence turn 06 deg. 12' left and run 1096.0 feet; thence turn 95 deg. 45' right and run 249.40 feet to the point of beginning; thence continue in the same direction a distance of 120.00 feet; thence turn an angle of 95 deg. 45' to the left and run a distance of 225.00 feet; thence turn an angle of 84 deg. 15' to the left and run a distance of 120.00 feet; thence turn an angle of 95 deg. 45' to the left and run a distance of 225.00 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/16/2025 12:57:41 PM
 \$94.50 PAYGE
 20250116000016730

Alexis S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Kim Stubbs
 Mailing Address 22 Hwy 99
Shelby, AL
35143

Grantee's Name Kim Stubbs
 Mailing Address 22 Hwy 99
Shelby, AL
35143

Property Address 2401 Hwy 71
Shelby, AL
35143

Date of Sale 7-31-24
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 57,300.00

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 tax value
☐ 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 1-16-25

Print Kim Stubbs

Unattested

Sign

K. Stubbs

(verified by)

(Grantor/Grantee/Owner/Agent) circle one