

PREPARED BY:
Trussell, Funderburg, Rea,
Bell & Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Matthew J. Huey
4211 Mays Bend Rd
Pell City, AL 35128

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$160,000.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Tyler Funderburg and spouse, Taylor Alyssa Gillilan Funderburg**, (herein referred to as Grantors), grant, bargain, sell and convey unto **Matthew J. Huey**, (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the NW 1/4 - NW 1/4 and the NE 1/4 of the NW 1/4 of Section 23, Township 19, Range 2 East being more particularly described as follows: Commence at the SW Corner of the NW 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 East, Shelby County, Alabama; thence N00°25'55"W a distance of 365.27' to the POINT OF BEGINNING; thence continue N00°25'55"W a distance of 926.76' to the Southerly R.O.W. line of Shelby County Highway 62; thence S 89°48'16"E and along said R.O.W. line a distance of 1142.85; thence S47°31'49"E and along said R.O.W. line a distance of 114.04' to the Westerly R.O.W. line of Shelby County Highway 85, to a curve to the left, having a radius of 2390.00', subtended by a chord bearing of S07°28'45"E, and a chord distance of 315.48'; thence leaving said Highway 62 R.O.W. line and along the arc of said curve and along said Highway 85 R.O.W. line for a distance of 315.71'; thence S80°52'55"W and leaving said R.O.W. line a distance of 120.44'; thence S 00°13'18"W a distance of 518.88'; thence N89°45'08"W a distance of 1140.12' to the POINT OF BEGINNING. SUBJECT TO a 20.00' Ingress/Egress and Utility Easement, as recorded in Map Book 51, Page 67, Camelot Farms, in the Office of the Judge of Probate of Shelby County, Alabama.

1. *Taylor Funderburg and Taylor Alyssa Gillilan Funderburg are one and the same person.*
2. *Tyler Funderburg and Tyler Daniel Funderburg are one and the same person.*

SUBJECT TO:

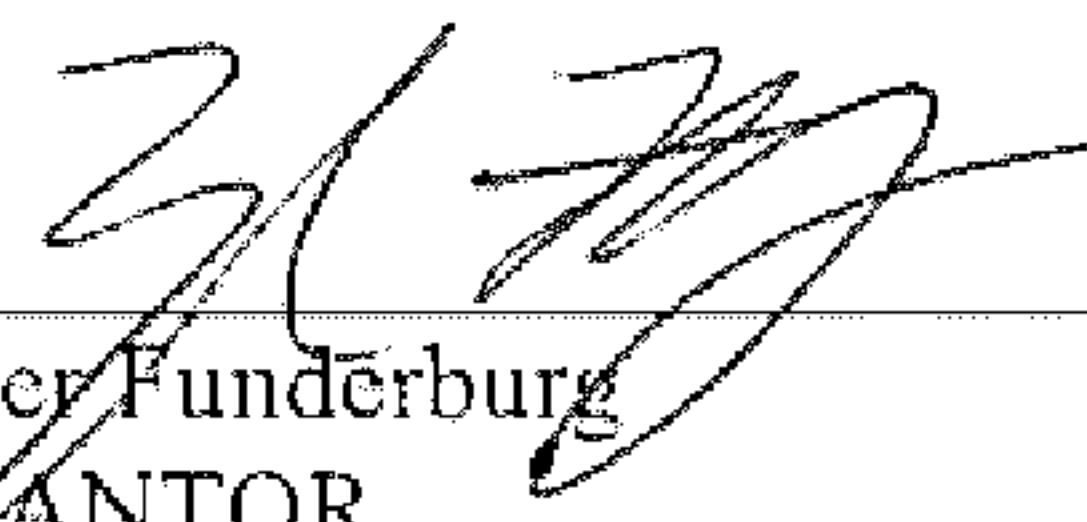
1. Taxes due and payable October 1, 2024, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities including but not limited to electrical, gas, water, telephone and sewerage.
5. Subject to a 20.00' Ingress/Egress and Utility Easements as recorded in Map Book 51, Page 67, Camelot Farms, in the Office of the Judge of Probate of Shelby County, Alabama.
6. Distribution of Facilites Easement granted to Alabama Power Company as recorded in

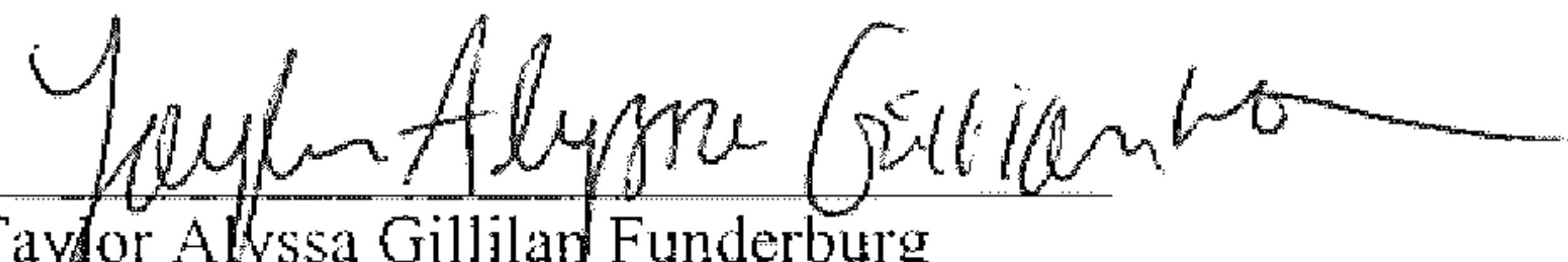
Instrument #20180905000319000 in the Office of the Judge of Probate of Shelby County, Alabama.

7. Less and except any portion of the subject property lying within the road right of way.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 11th day of February, 2025.


Tyler Funderburg
GRANTOR


Taylor Alyssa Gillilan Funderburg
GRANTOR

STATE OF ALABAMA

ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Tyler Funderburg and Taylor Alyssa Gillilan Funderburg**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 11th day of February, 2025.

Kelly B. Furgerson
Notary Public, State of Alabama
Alabama State at Large
My Commission Expires
October 13, 2026


NOTARY PUBLIC
My Commission Expires: 10/13/2026

File #: 25-019C

Real Estate Sales Validation Form

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

Grantor's Name Tyler & Taylor Funderburg
 Mailing Address 3904 Mays Bend Rd
Pell City, AL 35128

Grantee's Name Matthew J. Huey
 Mailing Address 4211 Mays Bend Rd
Pell City, AL 35128

Property Address 7737 County Road 62
Vincent, AL 35178

Date of Sale 02/11/2025
 Total Purchase Price \$ 160,000.00

Or
 Actual Value \$ _____

Or
 Assessor's Market Value \$ _____

Poor Quality

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 ☐ Appraisal
☒ Sales Contract ☐ Other _____
☒ Closing Statement

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 02/11/2025

Print Kelly B. Furgerson

____ Unattested _____
 (verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2025 08:35:20 AM
\$62.00 JOANN
20250212000042320