

State of Alabama)
County of Shelby)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of two hundred sixty thousand and no/100 dollars (**\$260,000.00**) being the contract sales price, to the undersigned Grantor in hand paid by the Grantee herein, the receipt whereof is acknowledged, Joseph Legrand Nail, a single individual (**Grantor**) whose mailing address is 1900 Tiger Walk, Bessemer, Alabama 35020 does grant, bargain, sell and convey unto Jessica Williams (**Grantee**) whose address is 1342 Old Cahaba Cove, Helena, Alabama 35080, the following described real estate situated in Shelby County, Alabama to-wit:

LOT 1009 ACCORDING TO THE SURVEY OF OLD CAHABA, 10TH SECTOR AS RECORDED IN MAP BOOK 26, PAGE 112 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA aka 1342 Old Cahaba Cove, Helena, Alabama 35080

Subject to:

Ad valorem taxes due October 1, 2025.

Declaration of Protective Covenants as recorded in Instrument 2000-17452, in the Probate Office of Shelby County, Alabama.

Restrictions and conditions appearing of recorded in Instrument 1999-23334, Instrument 1998-49271 and Instrument 1999-35907, in the Probate Office of Shelby County, Alabama.

Right of way to Alabama Power Company, recorded in Deed Book 138, page 309; Deed Book 131, page 447; Deed Book 247, page 853; Deed Book 127, page 408; Deed Book 134, page 85; Deed Book 230, page 113; Deed Book 139, page 238; Deed Book 257, page 213 and Real 46, page 69, in the Probate Office of Shelby County, Alabama.

Right of way to Birmingham Mineral Railroad Company, recorded in Deed Book 12, page 449, in the Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating there to, as recorded in Deed Book 15, page 415; Deed Book 61, page 164; Real 133, page 277 and Real 321, page 529, in the Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline, as recorded in Deed Book 112, page 584 and Deed Book 257, page 213, in the Probate Office of Shelby County, Alabama.

Right of way to Shelby County, recorded in Deed Book 155, page 331; Deed Book 155, page 425 and Lis Pendens Book 2, page 165, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company, recorded in Deed Book 247, page 853, in the Probate Office of Shelby County, Alabama.

Agreement with L & N Railroad and Wadsworth Red - Ash Coal Co recorded in Deed Book 47, Page 230.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants Conditions and Restrictions recorded in Instrument 2000, Page 5491 in the Probate Office of Shelby County, Alabama.

Powers and provisions as set out in the Articles of Incorporation of Old Cahaba Residential Association, Inc. as recorded in Instrument 1998-33135 and amended in Instrument 2000-9741, and further amended in Instrument 20081014000416050, amended in Instrument 20100422000152770 in the Probate Office of County, Alabama, together with the By-Laws of said corporation as they currently exist and are from time to time amended.

TO HAVE AND TO HOLD unto the said **Grantee**, her heirs, successors and assigns forever.

And said **Grantor** does for himself, his heirs, successors, assigns, and personal representatives covenant with said **Grantee**, her heirs, successors and assigns that he is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will and his heirs, successors, assigns and personal representatives shall, warrant and defend the same to the same **Grantee**, her heirs, successors and assigns forever, against the lawful claims of all persons.

EXECUTION ON NEXT PAGE

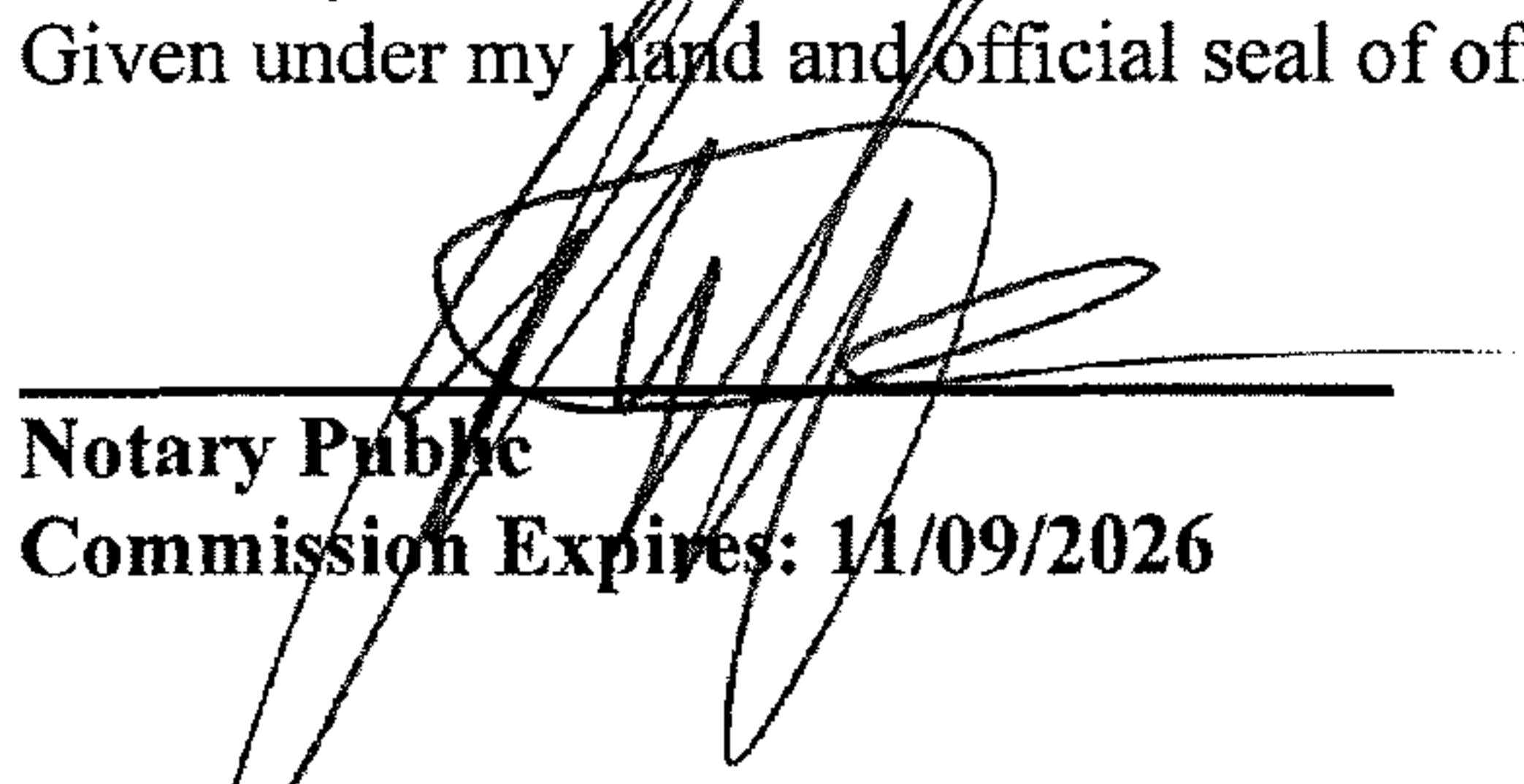
IN WITNESS WHEREOF, the said Grantor has caused this conveyance to be executed this the 30th day of May, 2025.


SEAL
JOSEPH LEGRAND NAIL

State of Alabama
County of Jefferson

I, Gene W. Gray, Jr., a Notary Public, in and for said County in said State, hereby certify that Joseph Legrand Nail, 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 said conveyance, he executed the same voluntarily on the day the same bears date.

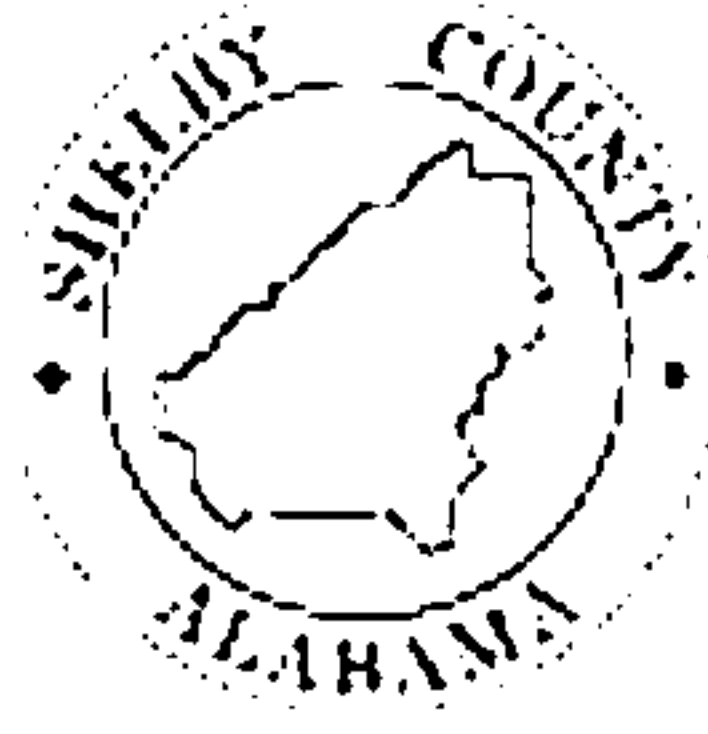
Given under my hand and official seal of office this 30th day of May, 2025.


Notary Public
Commission Expires: 11/09/2026

GENE W. GRAY, JR.
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES NOV. 09, 2026

This Instrument Prepared By:
Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 338
Birmingham, Al 35209
205 879 3400
FILE 225148

SEND TAX NOTICE TO:
JESSICA WILLIAMS
1342 Old Cahaba Cove
Helena, AL 35080
ID #13-4-20-1-007-009.000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/02/2025 01:50:04 PM
 \$288.00 KELSEY
 20250602000167540

Allen S. Bevil

Real Estate Sales Validation Form

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

Grantor's Name JOSEPH LEGRAND NAIL
 Mailing Address 1900 TIGER WALK
BESSEMER, AL 35020

Grantee's Name JESSICA WILLIAMS
 Mailing Address 1342 OLD CAHABA COVE
HELENA, AL 35080

Property Address 1342 OLD CAHABA COVE
HELENA, AL 35080

Date of Sale 05/30/2025
 Total Purchase Price \$ 260,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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

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 5/30/25

Print GENE W. GRAY, JR.

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1