

This instrument was prepared by:
Justin Smitherman, Esq.
173 Tucker RD STE 201
Helena, AL 35080

Send Tax Notice to:
Randall Lawson Hunt and
Nancy Annalee Baker
643 Co. Rd 107
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of ONE HUNDRED FORTY TWO THOUSAND FOUR HUNDRED SIXTY AND 00/100 (\$142,460.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **James Davis Baker and Merrie L. Baker, husband and wife** (hereinafter referred to as GRANTOR, whether one or more), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Randall Lawson Hunt and Nancy Annalee Baker** (hereinafter referred to as GRANTEE, whether one or more), together as joint tenants with rights of survivorship, in fee simple, together with every contingent remainder, right of reversion and the herein described right of refusal, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lots 3 and 4 of the Virginia Baker Subdivision, as recorded at Map Book 42, Page 138, in the Probate Office of Shelby County, Alabama, being situated in Section 10, Township 22 South, Range 4 West, Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S

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heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

Should Randall Lawson Hunt and Nancy Annalee Baker ever choose to sell the herein described real property, James Davis Baker and Merrie L. Baker shall have a right of first refusal. If James Davis Baker and Merrie L. Baker choose not to exercise their right of first refusal, then Abby McNeal and Andrew McNeal shall have a right of refusal.

IN WITNESS WHEREOF, said GRANTOR has/have hereunto set his/her/their hand(s) and seal(s) this the 27th day of June, 2025.

X James Davis Baker
James Davis Baker

X Merrie L. Baker
Merrie L. Baker

STATE OF Alabama
Shelby COUNTY

}

ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **James Davis Hunt and Merrie L. Baker**, whose name(s) is/are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he/she/they signed his/her/their name(s) voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of June, 2025.

Christopher Owens

Notary Public

My Commission Expires: 7/13/25

CHRISTOPHER OWENS
Notary Public, Alabama State at Large
My Commission Expires July 13, 2025

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Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name James Davis Baker and Merrie L. BakerGrantee's Name Randall Lawson Hunt and Nancy Annalee BakerMailing Address 9131 Hwy 22
Montevallo, AL 35115Mailing Address 643 Co. Rd. 107
Montevallo, AL 35115Property Address See Legal Description
(No Physical Address)Date of Sale June 27, 2025Total Purchase Price \$142,460.00

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 June 27, 2025Print: Randall Lawson Hunt

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

Unattested _____

(verified by) _____

FORM RT-1

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/27/2025 10:27:55 AM
 \$29.00 PAYGE
 20250627000195840

Allie S. Bayl