

Send Tax Notice to:
Jennifer L. Stabile
4444 Highway 26
Columbiana, AL 35051

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-5935

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED THOUSAND AND 00/100 (\$200,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Donna M. Lovelady, Executor of Estate of Billy Jean McQueen, deceased, Probate Case No. 2023-000986 (herein referred to as "Grantor," whether one or more)**, whose mailing address is 4474 Highway 26, Columbiana, AL 35051

by **Jennifer L. Stabile (herein referred to as "Grantee")**, whose mailing address is 103 Parsons Drive, Hueytown, AL 35023

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4444 Highway 26, Columbiana, AL 35051**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

\$196,377.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

\$8,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A SECOND MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

J.W. McQueen and wife, Billie J. McQueen, AKA Billie Jean McQueen, Grantees of that certain deed filed at Instrument No. 1995-05244, are deceased, having died on or around November 25, 2014 and March 4, 2019, respectively.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 25 day of June, 2025.

Estate of Billy Jean McQueen, deceased, Probate Case No. 2023-000986

By: Donna M. Lovelady
Donna M. Lovelady, Executor

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna M. Lovelady, Executor**, whose name(s) as **Executor(s)** of **Estate of Billy Jean McQueen, deceased, Probate Case No. 2023-000986**, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, with full authority on behalf of **Estate of Billy Jean McQueen, deceased, Probate Case No. 2023-000986**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of June, 2025.

Cassy L. Dailey
Notary Public
Cassy L. Dailey
Printed Name
My Commission Expires: 05/02/2026

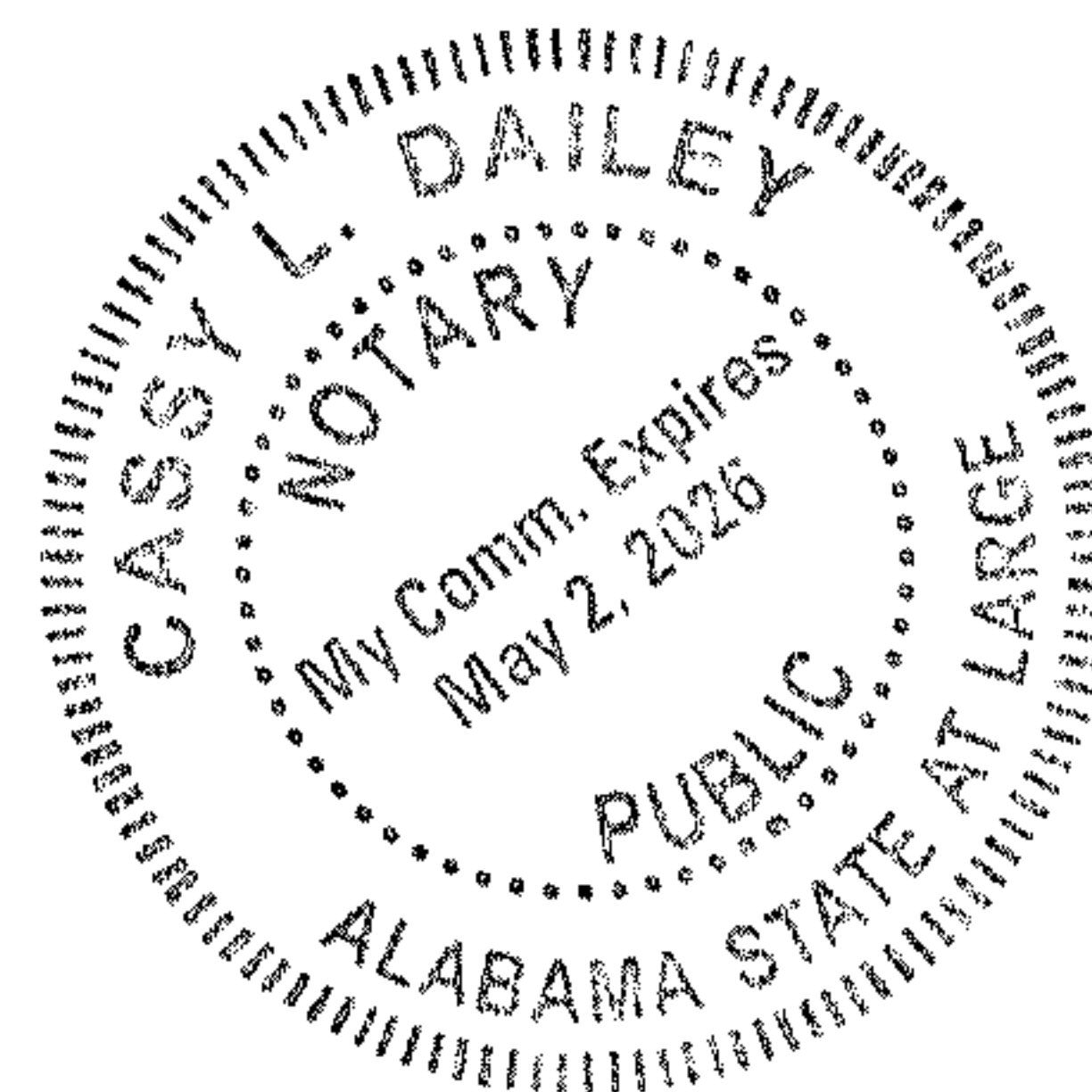


EXHIBIT A**Property 1:**

Commence at the SE Corner of Section 14, Township 21 South, Range 21 West, Shelby County, Alabama, said point also being the SE Corner of Lot 2 of McQueen Estates, as recorded in Map Book 46, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama; thence N04deg17'59"W of distance of 2086.78' to the Southerly R.O.W. line of Shelby County Highway 26 and the NE Corner of above said Lot 2 of McQueen Estates; thence S85°49'31"W and along said R.O.W. line a distance of 216.42', to a curve to the right, having a radius of 994.99', subtended by a chord bearing of S87°00'58"W, and a chord distance of 34.33'; thence along the arc of said curve and along said R.O.W. line for a distance of 34.33' to the NW Corner of Lot 1 of above said McQueen Estates; to a compound curve to the right, having a radius of 995.00', subtended by a chord bearing of N83deg34'16"W, and a chord distance of 77.92' thence along the arc of said curve and along said R.O.W. line for a distance of 77.94' to the POINT OF BEGINNING, to a compound curve to the right, having a radius of 995.00', subtended by a chord bearing of N82deg51'54"W, and a chord distance of 152.86'; thence along the arc of said curve and along said R.O.W. line for a distance of 153.01'; thence N78°18'17"W and along said R.O.W. line a distance of 14.63'; thence S06deg29'27"E and leaving said R.O.W. line a distance of 104.04'; thence S04deg31'15"E a distance of 282.49'; thence N84deg49'22"E a distance of 103.02'; thence N12deg02'57"W a distance of 86.83'; thence N10deg01'16"E of distance of 272.98' to the POINT OF BEGINNING.

Said Parcel containing 1.02 acres, more or less and has been divided from the parent parcel per Probate Will, Case NO. PR-2023000986, dated October 19, 2023.

EASEMENT A - A 20.00' Ingress /Egress Easement, lying 10.00' each side of and parallel to the following described centerline:

Commence at the SE Corner of Section 14, Township 21 South, Range 21 West, Shelby County, Alabama, said point also being the SE Corner of Lot 2 of McQueen Estates, as recorded in Map Book 46, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama; thence N04°17'59"W a distance of 2086.78' to the Southerly R.O.W. line of Shelby County Highway 26 and the NE Corner of above said Lot 2 of McQueen Estates; thence S85°49'31"W and along said R.O.W. line a distance of 216.42', to a curve to the right, having a radius of 994.99', subtended by a chord bearing of S87°00'58"W, and a chord distance of 34.33'; thence along the arc of said curve and along said R.O.W. line for a distance of 34.33' to the NW Corner of Lot 1 of above said McQueen Estates; thence along a chord of S88deg28'24"W and along said R.O.W. line a chord distance of 10.02' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S02°15'52"W a distance of 53.69'; thence S11°56'51"W a distance of 120.36"; thence S42°31'48"E a distance of 131.23" thence S21°41'50"E a distance of 116.93'; thence S37°25'38"W a distance of 93.34' to the POINT OF ENDING OF SAID CENTERLINE.

EASEMENT B — An Ingress/Egress Easement, being more particularly described as follows:

Commence at the SE Corner of Section 14, Township 21 South, Range 21 West, Shelby County, Alabama, said point also being the SE Corner of Lot 2 of McQueen Estates, as recorded in Map Book 46, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama; thence N04°17'59"W a distance of 2086.78' to the Southerly R.O.W. line of Shelby County Highway 26 and the NE Corner of above said Lot 2 of McQueen Estates; thence S85°49'31"W and along said R.O.W. line a distance of 216.42', to a curve to the right, having a radius of 994.99', subtended by a chord bearing of S87°00'58"W, and a chord distance of 34.33'; thence along the arc of said curve and along said R.O.W. line for a distance of 34.33' to the NW Corner of Lot 1 of above said McQueen Estates; to a compound curve to the right, having a radius of 995.00", subtended by a chord bearing of N89°34'16"W, and a chord distance of 77.92" thence along the arc of said curve and along said R.O.W. line for a distance of 77.94 thence S10°01'16"W and leaving said R.O.W. line a distance of 116.28' to the POINT OF BEGINNING OF EASEMENT B; thence continue S10°01'16"W a distance of 15.07'; thence S85°20'16"E a distance of 45.47'; thence S49deg15'48"E a distance of 13.17'; thence S30°09'34"E a distance of 6.83' to a point on the West line of above said Easement A; thence N11°56'51"E and along said Easement A, a distance of 37.90'; thence S53deg06'42"W and leaving said Easement A, a distance of 15.88'; thence N85deg20'16"W a distance of 50.49' to the POINT OF BEGINNING OF EASEMENT B.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/27/2025 11:34:05 AM
\$29.00 BRITTANI
20250627000196060

Brittani S. Bayl

General Warranty Deed - Estate (AL)