

This Instrument was Prepared by:

Send Tax Notice To: Kevin Duane Nunnally

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1935 Arabian Rd.
Columbiana, AL 35051

File No.: SG-14478

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Eighty Five Thousand Dollars and No Cents (\$485,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Anne G. Russo**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kevin Duane Nunnally**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

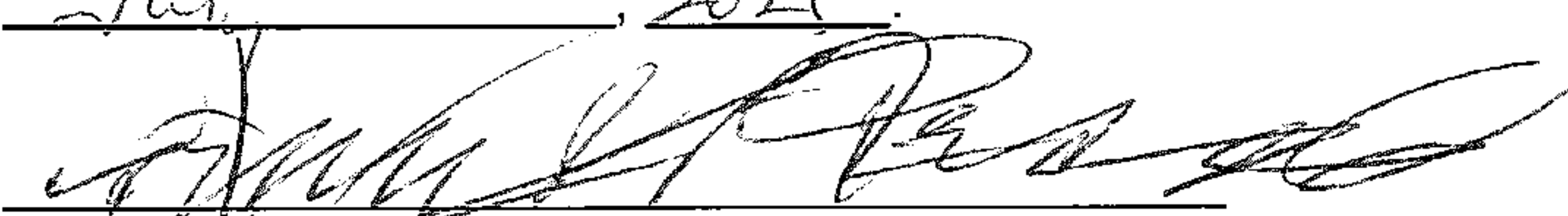
Property may be subject to 2025 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor herein is the surviving grantee in Book 300, Page 547, Probate Office, Shelby County, Alabama. The other grantee, Andrew W. Russo, is deceased, having died on February 3, 2020. \$305,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of

July, 2025.

Anne G. Russo

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Anne G. Russo, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of July, 2025


Notary Public, State of Alabama

My Commission Expires: 8-19-28

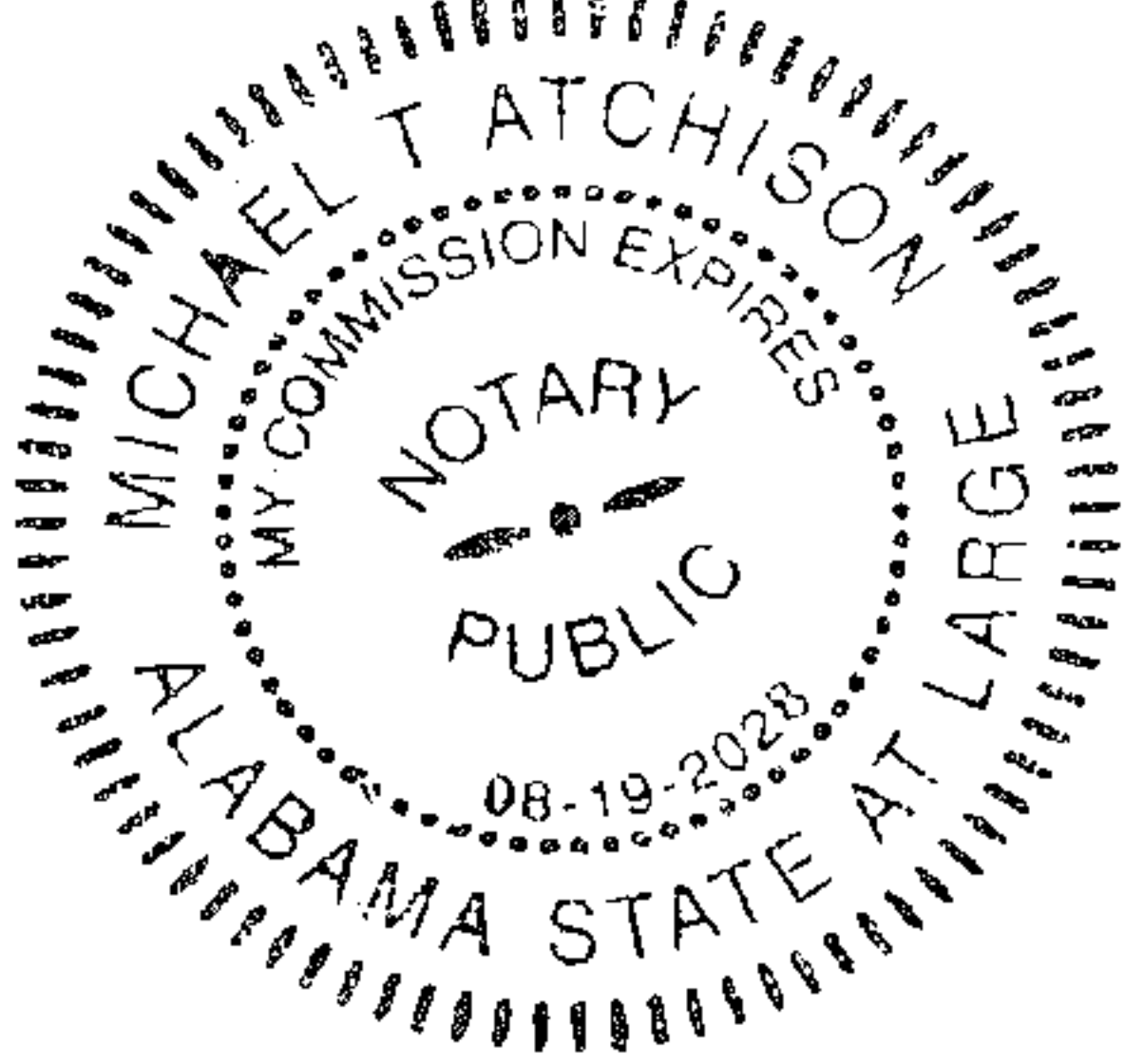


Exhibit A

Parcel I:

The North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama.

Less and except: A parcel of land in the Northeast 1/4 of the Southwest 1/4 of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the Northeast Corner of said 1/4-1/4 section; thence run West along the North line of said 1/4-1/4 section a distance of 200.00 feet; thence turn left 136 degrees 44 minutes 37 seconds and run Southeasterly a distance of 291.32 feet; thence turn left 136 degrees 44 minutes 37 seconds and run North along the East line of said 1/4-1/4 section a distance of 200.00 feet to the point of beginning.

Parcel II:

A parcel of land in the Southeast 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of said 1/4-1/4 section; thence run East along the South line of said 1/4-1/4 section a distance of 200.00 feet; thence turn left 136 degrees 54 minutes 52.5 seconds and run Norrthwesterly a distance of 292.12 feet; thence turn left 136 degrees 54 minutes 52.5 seconds and run South along the West line of said 1/4-1/4 section 200.00 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Anne G. Russo
Mailing Address D'Iberville
Mississippi 39540

Grantee's Name Kevin Duane Nunnally
Mailing Address 1935 Arabian Rd
Columburg, TN 35051

Property Address 1935 Arabian Rd.
Columbiana, AL 35051

Date of Sale July 07, 2025
Total Purchase Price \$485,000.00

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)

<u> </u>	Bill of Sale	<u> </u>	Appraisal
<u>xx </u>	Sales Contract	<u> </u>	Other _____
<u> </u>	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 of 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 July 07, 2025

Print Anne G. Russo

Unattested

Sign 

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

07/08/2025 08:50:59 AM

\$208.00 JOANN

20250708000205330



Form RT-1

Allen S. Bayal