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LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
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P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Donna Shubert


20250721000220040 1/3 \$212.00
Shelby Cnty Judge of Probate, AL
07/21/2025 11:28:18 AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED EIGHT THREE THOUSAND EIGHT HUNDERED FIFTEEN DOLLARS AND ZERO CENTS (\$183,815.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donna Shubert, a married woman**, (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Mary Thrasher and Kellie Shubert** (herein referred to as **Grantee**), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2025.
- 2. Easements, restrictions, rights of way, and permits of record.

Donna Shubert reserves a life Estate in and to the property described herin..

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21 day of July, 2025.

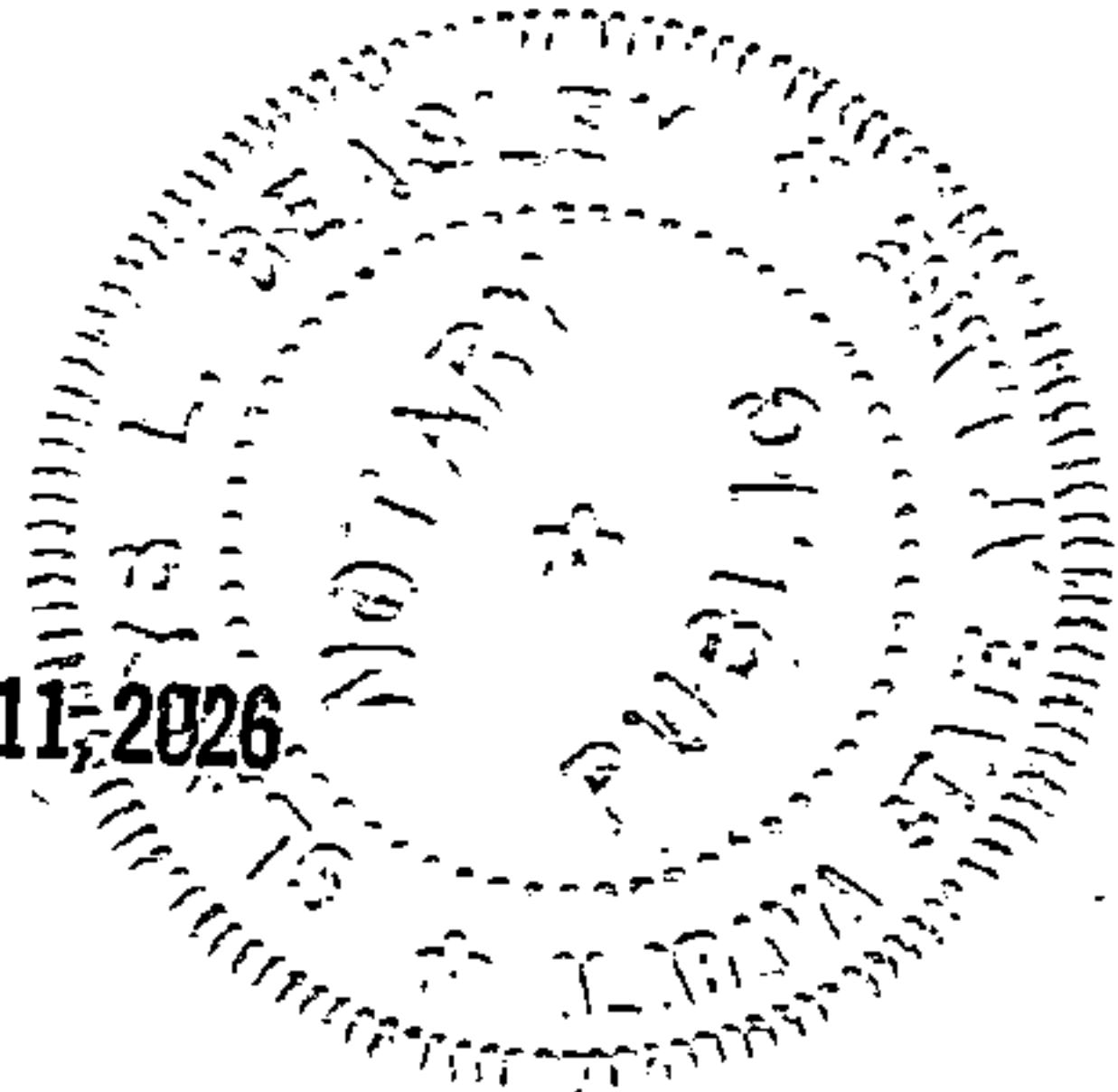

Donna Shubert

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 21 day of July, 2025.


Notary Public
My Commission Expires May 11, 2026



Shelby County, AL 07/21/2025
State of Alabama
Deed Tax: \$184.00

Exhibit "A" – Legal Description



20250721000220040 2/3 \$212.00
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PARCEL I, ACCORDING TO G & M ESTATES, Map Book 14, Page 74, more particularly described as
Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 8, Township
21 South, Range 1 East; thence run South along the West line of said 1/4-1/4
for 312.55 feet to the Southerly right of way of Alabama State Highway #25
and the point of beginning; thence 80 degrees 16 minutes 04 seconds right run
Southwesterly along said right of way for 273.60 feet to a creek; thence 124
degrees 12 minutes 46 seconds left run Southeasterly along said creek for
135.93 feet; thence 19 degrees 26 minutes 18 seconds left continue along said
creek for 43.78 feet; thence 4 degrees 42 minutes 07 seconds right run along
said creek for 84.61 feet; thence 36 degrees 26 minutes 53 seconds right
continue along said creek for 69.46 feet; thence 15 degrees 06 minutes right
continue along said creek for 21.11 feet; thence 10 degrees 38 minutes 53
seconds left run along said creek for 114.62 feet to the West line of said
1/4-1/4; thence 17 degrees 46 minutes 53 seconds right run South along said
West line for 421.30 feet to the Northerly right of way of Southern Railroad;
thence 94 degrees 27 minutes 30 seconds left from tangent of a curve to the
right having a radius of 3,544.17 feet, run along said curve for 351.45 feet;
thence continue along said right of way 397.60 feet; thence 95 degrees 16
minutes 26 seconds left run 848.22 feet to the Southerly right of way of
Alabama State Highway #25; thence 90 degrees 00 minutes left run Southwesterly
along said right of way for 610.25 feet to the point of beginning.
Situated in Shelby County, Alabama.

According to survey of Thomas E. Simmons, RLS #12945, dated September 10, 1990.

Real Estate Sales Validation Form

20250721000220040 3/3 \$212.00
Shelby Cnty Judge of Probate, AL
07/21/2025 11:28:18 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 197

Grantor's Name Donna Shubert
Mailing Address 45 Ray Drive
Wilsonville AL
35186

Grantee's Name Kaitly Thrasher Kellie Shubert
Mailing Address 76 Ray Drive 45 Ray Drive
Wilsonville AL Wilsonville
35186 AL 35186

Property Address 45 Ray Drive
Wilsonville AL
35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ \$183,815.00

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 Tax value

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 7-21-2025

Print Donna Shubert

Unattested

Sign Donna Shubert

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1