

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

Send Tax Notice to:
William S. Wright and
Elizabeth A. Wright
16 Eagle Rock Drive
Alabaster, AL 35007

STATE OF ALABAMA
SHELBY COUNTY

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED FORTY NINE THOUSAND NINE HUNDRED AND NO/100 (\$249,900.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Crystal Amelia Russell and Raymond E. Russell, as Personal Representatives of The Estate of Ricky Timothy Geter, Deceased, Shelby County, Alabama Probate Case No. PR-2024-000987** (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, **William S. Wright and Elizabeth A. Wright** (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 and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 22, Township 21 South, Range 3 West and proceed North along East line of said 1/4-1/4 Section 800.0 feet; thence 88 degrees 30 minutes left and run 780 feet; thence 88 degrees 30 minutes right ang run 272.40 feet to a point of beginning. Continue along said line 135.17 feet; thence 85 degrees 20 minutes 25 seconds left and run 201.66 feet; thence 94 degrees 53 minutes 13 seconds left and run 146.28 feet; thence 88 degrees 16 minutes 03 seconds left and run 200.49 feet to the point of beginning. Situated in 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 GRANTEE.

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

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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 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.

Ricky Timothy Geter was also known of record as Rick Timothy Geter and Rick T. Geter.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 6th day of August, 2025.

The Estate of Ricky Timothy Geter, Deceased, Shelby County, Alabama Probate Case No. PR-2024-000987

X By: Crystal Amelia Russell
Crystal Amelia Russell, Personal Representative

X By: Raymond E. Russell
Raymond E. Russell, Personal Representative

STATE OF ALABAMA
SHELBY COUNTY

}

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Crystal Amelia Russell and Raymond E. Russell, as Personal Representative(s) of **The Estate of Ricky Timothy Geter, Deceased, Shelby County, Alabama Probate Case No. PR-2024-000987**, whose name(s) is/are known to me, acknowledged before me this date that, being informed of the conveyance, he/she/they, in his/her/their capacity as such Personal Representative(s), and with full authority, executed the same voluntarily on the date the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 6th day of August, 2025.

Notary Public

My Commission Expires: 1/7/29

JUSTIN SMITHERMAN
Notary Public, Alabama State At Large
My Commission Expires Jan. 7, 2029

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File#: E-7764

Grantor's Name Crystal Amelia Russell and Raymond E. Russell, Personal Representatives of The Estate of Ricky Timothy Geter, Deceased, Shelby County, Alabama Probate Case No. PR-2024-000987

Grantee's Name William S. Wright and Elizabeth A. Wright

Mailing Address 16 Eagle Rock Dr
Alabaster, AL 35007

Mailing Address 117 Weatherly Way
Pelham, AL 35224

Date of Sale August 6, 2025
Total Purchase Price \$249,900.00

Property Address 16 Eagle Rock Drive
Alabaster, AL 35007

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 ☐ Appraisal
☒ Sales Contract ☐ Other:
☐ 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 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 August 6, 2025

Print: Justin Smitherman

☐ Unattested

(verified by)

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/06/2025 01:08:07 PM
\$39.50 BRITTANI
20250806000240170

Allen S. Byrd

Form RT-1