

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

Send Tax Notice to:
Matthew Touhey and
Seancee Touhey
2010 Highway 56
Wilsonville, AL 35186

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TWO HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$275,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Forrest Blake Lovett and Emily R. Lovett, 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, **Matthew Touhey and Seancee Touhey** (hereinafter referred to as GRANTEE whether one or more), in fee simple, together as joint tenants with rights of survivorship, 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:

PARCEL I:

Begin at the NW corner of the SE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 East; thence run South along the West line of said 1/4 - 1/4 Section for 225 feet; thence run 89 degrees 51 minutes 32 seconds left run East for 443.91 feet to a point; thence 88 degrees 15 minutes 36 seconds left, run North 926.87 feet to the Southerly right of way of Shelby County Highway 56; thence 83 degrees 27 minutes 33 seconds left run Westerly along said right of way 374.51 feet; thence 98 degrees 26 minutes 52 seconds left run South 518.44 feet; thence 98 degrees 25 minutes 45 seconds right run West 105.43 feet to the West line of the NE 1/4 of the Se 1/4 of said Section 27; thence 98 degrees 24 minutes 12 seconds left run South 251.31 feet tot he point of beginning.

LESS AND EXCEPT A 20-foot easement for ingress and egress described as follows: Begin at the NW corner of SE 1/4 of the SE 1/4 of Section 27, Township 20 South, Range 1 East; thence run North along the West line of said 1/4 - 1/4 for 225.72 feet; thence 89 degrees 51 minutes 32 seconds left run 20.0 feet; thence 90 degrees 08 minutes 28 seconds left run 474.12 feet; thence 81 degrees 35 minutes 48 seconds left run 20.23 feet to the West line of the NE 1/4 of the SE 1/4 of Said Section 27; thence 98 degrees 27 minutes 12 seconds left run 251.31 feet to the point of beginning.

PARCEL II:

A portion of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence a the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section; thence North along the West line of said 1/4 - 1/4 769.24 feet to the South right of way

line of Shelby County Highway No. 56; thence 98 degrees 42 minutes right 20 feet to the point of beginning; thence continue along last described course 85, feet; thence 81 degrees 18 minutes right 518.44 feet; thence 98 degrees 42 minutes right 85 feet; thence 81 degrees 18 minutes right 518.44 feet to the point of beginning.

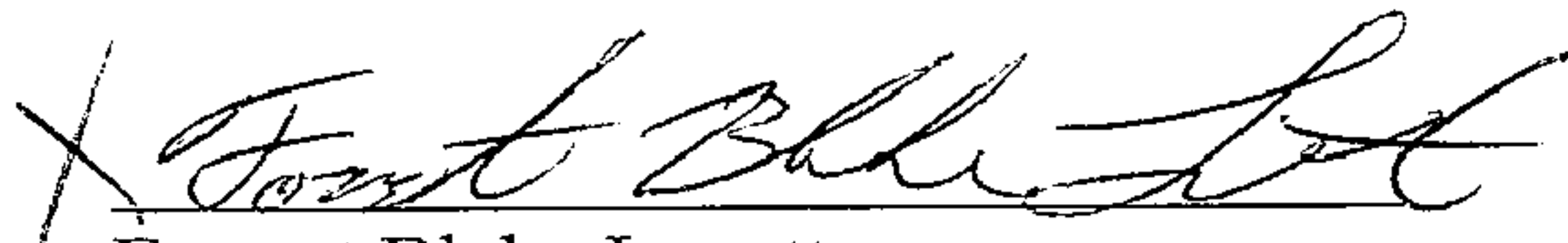
Situated in Shelby County, Alabama.

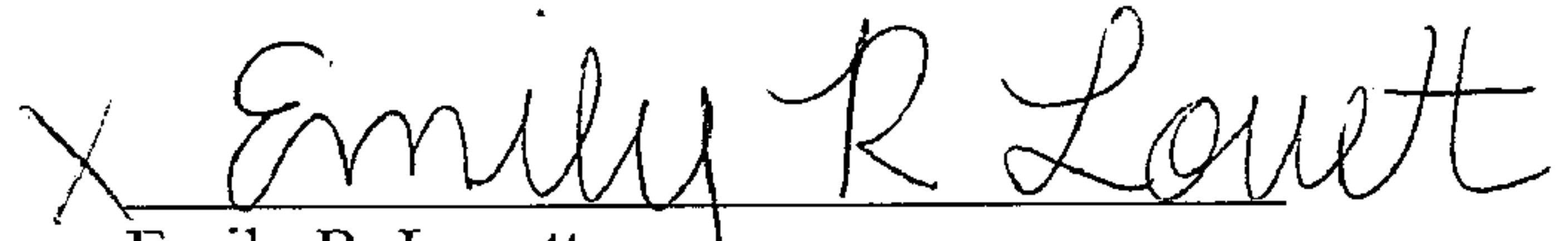
Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

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 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.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her/their hand(s) and seal(s) this the 7th day of August, 2025.


Forrest Blake Lovett


Emily R. Lovett

STATE OF ALABAMA
Shelby COUNTY

SS:

I, the undersigned, a Notary Public, in and for } County and State, hereby certify that **Forrest Blake Lovett and Emily R. Lovett**, 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 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 7th 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-8267

Grantor's Name Forrest Blake Lovett and Emily R. Lovett
 Mailing Address 2010 Highway 56
Wilsonville, AL 35186

Grantee's Name Matthew Touhey and Seancee Touhey
 Mailing Address 2010 Highway 56
Wilsonville, AL 35186

Property Address 2010 Highway 56
Wilsonville, AL 35186

Date of Sale August 7, 2025
 Total Purchase Price \$275,000.00
 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)

☐ 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 7, 2025

Print: Justin Smitherman

☐ Unattested

(verified by)

Sign _____
 (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2025 11:30:38 AM
 \$303.00 KELSEY
 20250807000241000

Justin S. Smitherman

Form RT-1