

This Instrument was Prepared by:

Send Tax Notice To: James McGee

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

File No.: S-25-30680

18701 Hwy 145  
Shelby, AL  
35143

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Seven Thousand Dollars and No Cents (\$207,000.00)**, 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, **Ashley Donaldson and Clay Donaldson**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James McGee**, (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.

\$203,250.00 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 19th day of Aug 2025

Ashley Donaldson

Clay Donaldson

State of Alabama

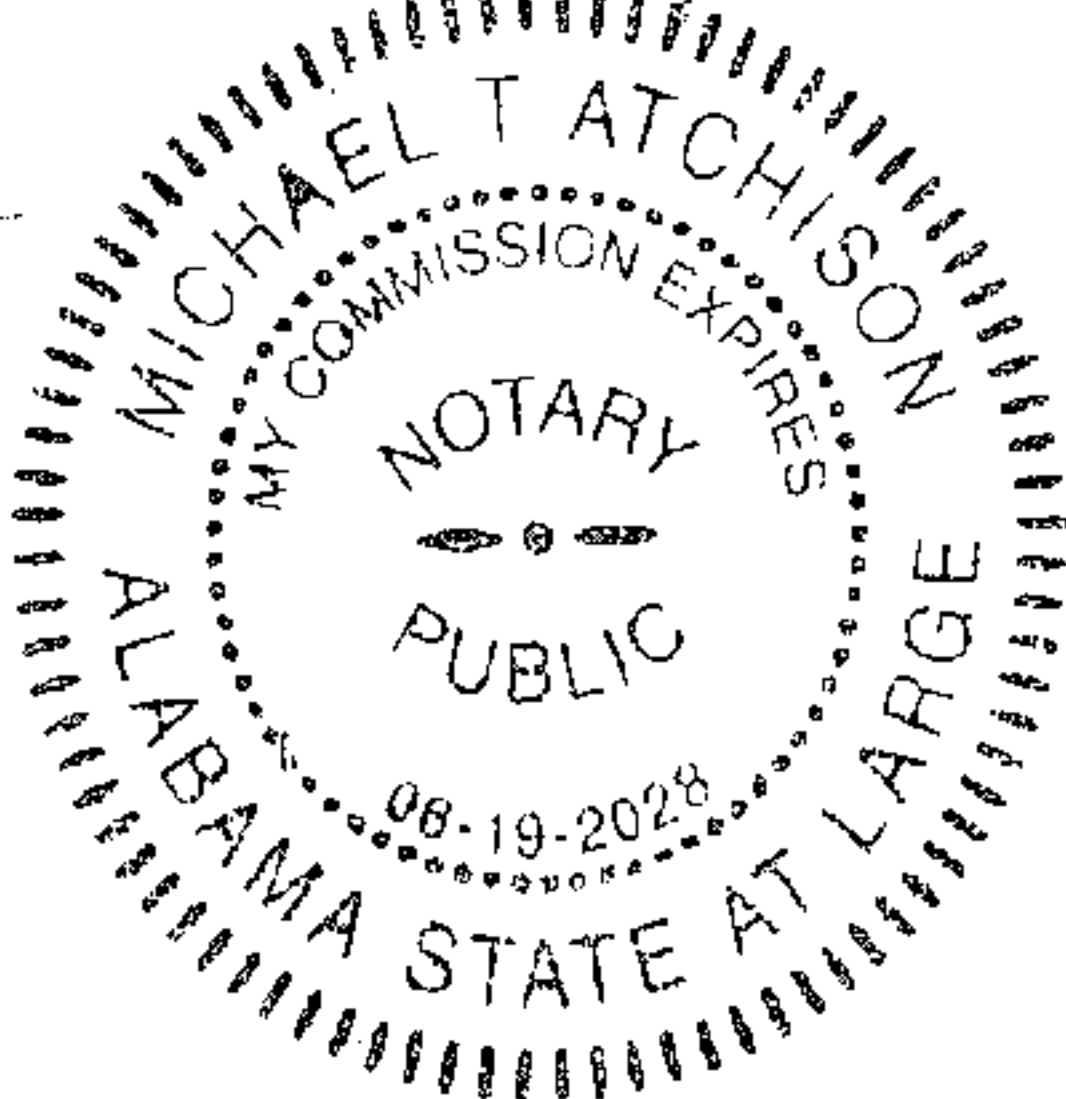
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ashley Donaldson and Clay Donaldson, 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 19th day of Aug, 2025.

Notary Public, State of Alabama

My Commission Expires: 8-19-28



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Map or plat of a part of the N 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 24 North, Range 15 East, being more particularly described as follows: Begin at the SW corner of said N 1/2 of Southwest 1/4 of Northwest 1/4 of Section 10, Township 24 North, Range 15 East; thence run northerly along the West line of said section 198.0 feet; thence turn right 89 degrees 35 minutes 30 seconds and run 299.02 feet to the northwesterly right of way line of Alabama State Highway 145; thence turn right 128 degrees 28 minutes and run southwesterly along said right of way line 252.9 feet to the South line of said N 1/2 of said quarter-quarter section; thence turn right 51 degrees 32 minutes and run along South line of N 1/2 of said quarter-quarter section 141.8 feet to the point of beginning.

**PARCEL II:**

Commence at the SW corner of the N 1/2 of the SW 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 0 degrees 23 minutes 23 seconds West along the West line of said section a distance of 210.06 feet; thence South 88 degrees 22 minutes 37 seconds East a distance of 67.96 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 228.27 feet; thence North 68 degrees 53 minutes 31 seconds West a distance of 254.56 feet; thence South 6 degrees 13 minutes 57 seconds East a distance of 85.72 feet to the POINT OF BEGINNING.

**PARCEL III:**

A parcel of land situated in the SW 1/4 of the NW 1/4 of Section 10, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:  
Commence at the NE corner of the S 1/2 of the SE 1/4 of the NE 1/4 of Section 9, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 89 degrees 13 minutes 32 seconds East, a distance of 40.81 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 97.14 feet; thence South 39 degrees 37 minutes 41 seconds West, a distance of 55.73 feet; thence North 54 degrees 18 minutes 32 seconds West, a distance of 75.82 feet to the POINT OF BEGINNING.

# Real Estate Sales Validation Form

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

Grantor's Name Ashley Donaldson  
Clay Donaldson

Grantee's Name James McGee

Mailing Address 245 Johnson Drive  
Cropwell, AL 35054

Mailing Address 18701 Hwy 145  
Shelby AL 35143

Property Address 18701 Highway 145  
Shelby, AL 35143

Date of Sale August 19, 2025  
Total Purchase Price \$207,000.00

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

xx 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 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 August 19, 2025

Print Ashley Donaldson

**Unattested Filed and Recorded**

Sign

**Official Public Records** (verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Judge of Probate, Shelby County Alabama, County**

## Clerk

## Shelby County, AL

08/19/2025 03:28:58 PM

**\$32.00 JOANN**

**20250819000255120**



Form RT-1

Allen S. Bayal