



20250902000268430 1/3 \$443.00  
Shelby Cnty Judge of Probate, AL  
09/02/2025 11:13:26 AM FILED/CERT

This Instrument was Prepared by:

Send Tax Notice To: Robert J. Carlee

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

File No.: S-25-30694

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Four Hundred Fifteen Thousand Dollars and No Cents (\$415,000.00), 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, Timothy Williams and Kimberly Williams, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Robert J. Carlee, (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.

\$210,000.00 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 19<sup>th</sup> day of August, 2025.

  
Timothy Williams


  
Kimberly Williams

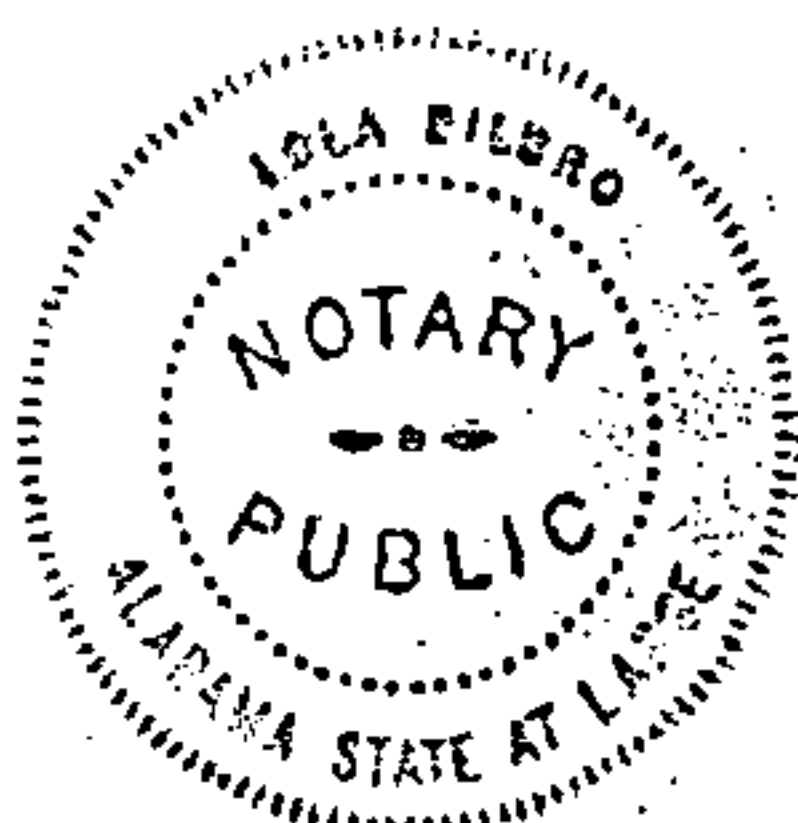
State of Alabama

County of Baldwin

I, Lola B. Bero, a Notary Public in and for the said County in said State, hereby certify that Timothy Williams and Kimberly Williams, 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 19<sup>th</sup> day of August, 2025.

  
Notary Public, State of Alabama  
My Commission Expires: 8-7-28



Shelby County, AL 09/02/2025  
State of Alabama  
Deed Tax: \$415.00



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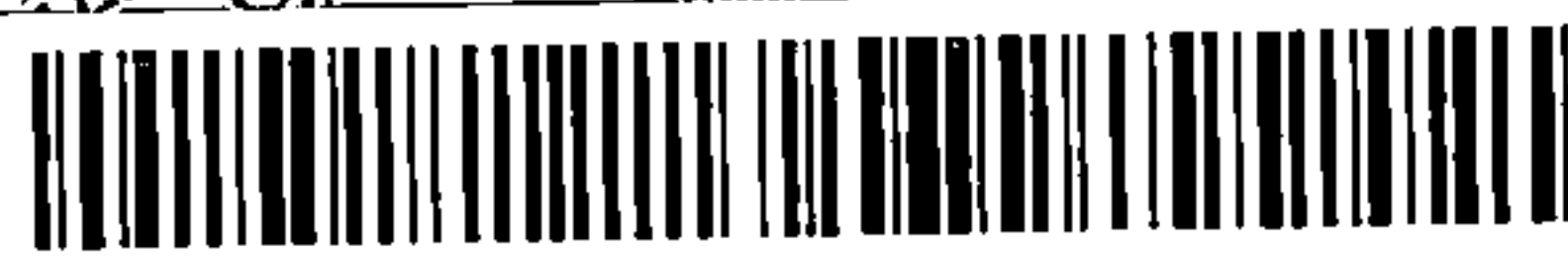
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the NW corner of the NE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East; thence run Southerly along the west line thereof for 22.83 feet to the southerly R/W of Shelby County Road No. 48 and the Point of Beginning; thence continue last described course for 637.17 feet; thence 89 degrees 49 minutes 48 seconds left run Easterly for 458.26 feet to an iron pipe; thence 90 degrees 08 minutes 40 seconds left run Northerly for 396.01 feet to an iron pipe; thence 89 degrees 41 minutes left run Westerly for 151.7 feet to an iron; thence 89 degrees 44 minutes 49 seconds right run Northerly for 239.97 feet to an iron on the southerly R/W of said road No. 48; thence 89 degrees 46 minutes 07 seconds left run Westerly along said R/W for 307.10 feet to the Point of Beginning.

According to the survey of Thomas E. Simmons, LS# 12945, dated April 18, 1995

Filed and Recorded  
Official Public Records

Shelby County

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A. S. Byrd

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

Grantor's Name	Timothy Williams Kimberly Williams	Grantee's Name	Robert J. Carlee
Mailing Address	_____	Mailing Address	_____
Property Address	2350 Blue Springs Rd. Wilsonville, AL 35186	Date of Sale	August 22, 2025
		Total Purchase Price	\$415,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 18, 2025Print Timothy WilliamsUnattested

Sign

(verified by)

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

Form RT-1