

This Instrument was Prepared by:

Send Tax Notice To: Indeedly Doodly, LLC

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

File No.: MV-25-30751

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Eighty Five Thousand Dollars and No Cents (\$485,000.00), 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, **The Estate of Glen Autry Sr. Probate Case No. PR-2023-000191, Probate Office Shelby County, Alabama and Phillip Autry**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Indeedly Doodly, LLC**, (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.**

**No part of the homestead of Phillip Autry or spouse.**

\$0.00 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 29th day of Aug, 2025.

THE ESTATE OF GLEN AUTRY SR. PROBATE  
CASE NO. PR-2023-000191, PROBATE OFFICE  
SHELBY COUNTY, ALABAMA

Phillip Autry  
Phillip Autry

Phillip Autry  
Personal Representative

State of Alabama

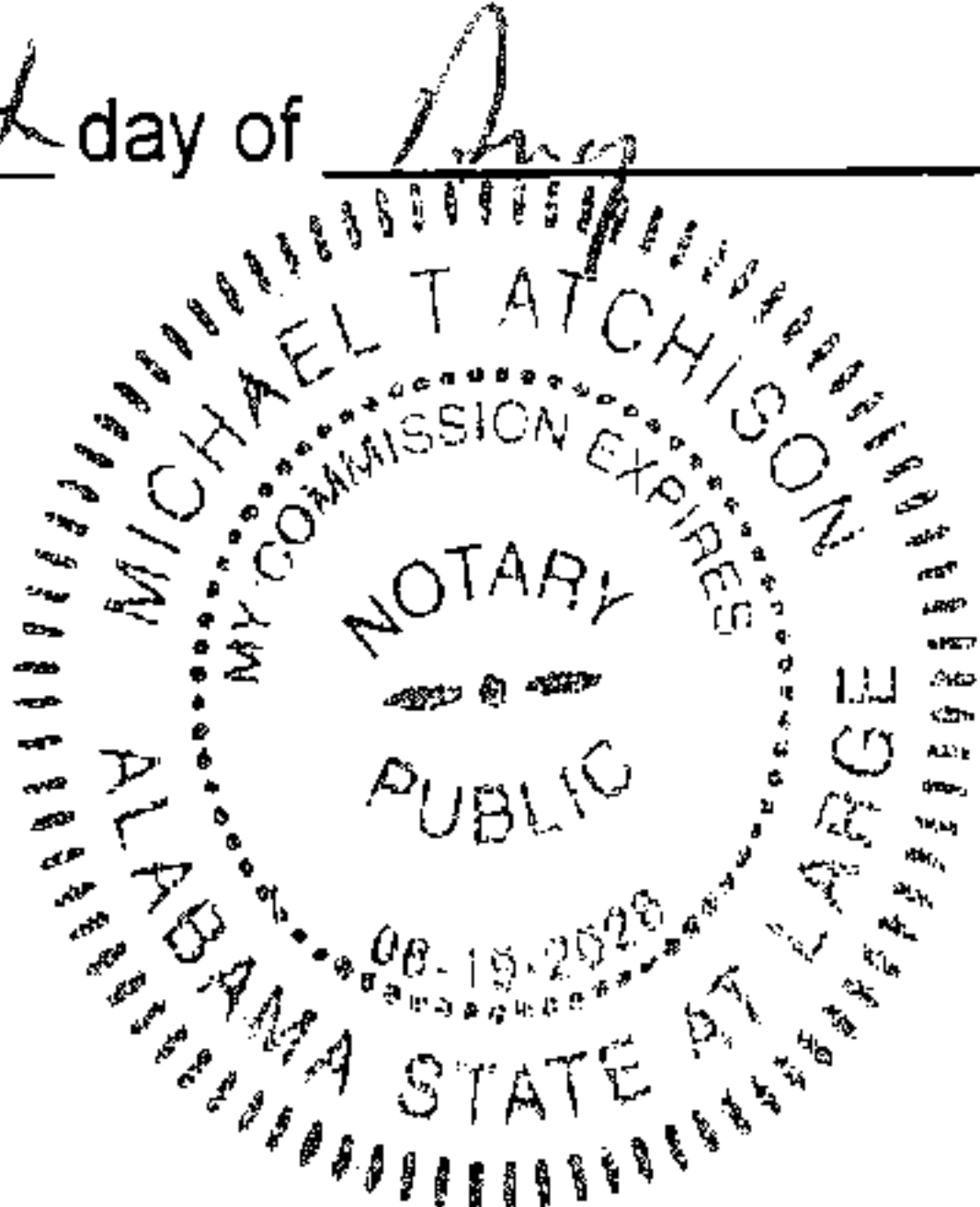
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Phillip Autry as Personal Representative of The Estate of Glen Autry Sr. Probate Case No. PR-2023-000191, Probate Office Shelby County, Alabama and Phillip Autry, 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 29th day of Aug, 2025.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: \_\_\_\_\_



## EXHIBIT "A" LEGAL DESCRIPTION

### Parcel I:

Commence at the NW corner of the NW 1/4 of the NE 1/4, Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Easterly along the North line of said 1/4-1/4 on a bearing of North 89 degrees 32 minutes 18 seconds East a distance of 277.42 feet to a point; thence run South 33 degrees 55 minutes 38 seconds East a distance of 99.55 feet to the point of beginning of the property being described; thence continue along last described course a distance of 89.87 feet to a point; thence run North 56 degrees 04 minutes 22 seconds East a distance of 36.00 feet to a point; thence run South 33° 55' 38" East a distnace of 66.08 feet to a point; thence run North 56° 18' 31" seconds East a distance of 25.15 feet to a point; thence run North 14 degrees 10 minutes 10 seconds West a distance of 24.53 feet to a point; thence run North 48 degrees 73 minutes 39 seconds East a distance of 110.91 feet to a point; thence run North 25 degrees 27 minutes 27 seconds West a distance of 65.48 feet to a point; thence run South 71 degrees 58 minutes 05 seconds West a distance of 196.55 feet to the Point of Beginning.

There is attendant to and a part of this property an access easement fifteen feet in width, the centerline of which is herewith described:

Commence at the NW corner of the NW 1/4 of NE 1/4 of Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Easterly along the North line of said 1/4-1/4 on a bearing of North 89 degrees 32 minutes 18 seconds East a distance of 277.42 feet to a point; thence run South 33 degrees 55 minutes 38 seconds East a distance of 99.55 feet to a point; thence run North 71 degrees 58 minutes 05 seconds East a distance of 20.0 feet to the point of beginning on centerline of the easement being described; thence run North 18 degrees 01 minutes 55 seconds West a distance of 41.02 feet to a point; thence run South 37 degrees 36 minutes 47 seconds West a distnace of 123.37 feet to a point; thence run South 30 degrees 47 minutes 48 seconds West a distance of 90.06 feet to a point; thence run South 44 degrees 23 minutes 46 seconds West a distance of 55.27 feet to a point; thence run South 54 degrees 49 minutes 16 seconds West a distnace of 40.43 feet to a point; thence run South 63 degrees 53 minutes 26 seconds West a distance of 55.67 feet to a point; thence run South 68 degrees 33 minutes 35 seconds West a distance of 75.42 feet to the intersection of said centerline of said easement with the Easterly right of way line of Shelby County Highway No. 47. Situated in Shelby County, Alabama.

### Parcel II:

Commence at the NW corner of the NW 1/4 of the NE 1/4, Section 34, Township 19 South, Range 1 West, Shelby County, Alabama, and run thence Easterly along the North line of said 1/4-1/4 on a bearing of North 89 degrees 32 minutes 18 seconds East a distance of 277.42 feet to a point; thence run South 33 degrees 55 minutes 38 seconds East a distance of 99.55 feet to the point of beginning of the property being described; thence continue along last described course a distance of 89.87 feet to a point; thence run North 56 degrees 04 minutes 22 seconds East a distance of 36.00 feet to a point; thence run South 33° 55' 38" East a distnace of 66.08 feet to a point; thence run North 56° 18' 31" seconds East a distance of 25.15 feet to a point; thence run North 14 degrees 10 minutes 10 seconds West a distance of 24.53 feet to a point; thence run South 28°47' minutes, 52 seconds East a distance of 174.11 feet along the Southwest line of property described in Instrument #: 20230428000125590, in the Probate Office of Shelby County, Alabama, to the North Right of Way of Shelby County Highway #39, thence Westerly along said Right of Way of said Highway #39 to the most Easterly Corner of Parcel III, as described in Instrument #: 2014080100023901, in the Probate Office of Shelby County, Alabama, thence run Northwesterly along the Northeast line of described Parcel III in above described Instrument 174.77 feet; Thence run Southwesterly along the Northwesterly line of said Parcel III in above described Instrument 156.07 feet, thence run North 47°7'40" West 83.53 feet along the NE line of Parcel I of the above described Instrument to the centerline of Autry Drive; Thence run Northeasterly along said centerline 230 feet more or less to the Point of Beginning. The intent herein is to describe Parcel #09-8-34-0-001-005.011 as shown on 2025 Tax Map of Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/03/2025 08:07:57 AM  
 \$513.00 KELSEY  
 20250903000269350

*Alex S. Bayel*

### Real Estate Sales Validation Form

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

Grantor's Name	The Estate of Glen Autry Sr. Probate Case No. PR-2023-000191, Probate Office Shelby County, Alabama Phillip Autry	Grantee's Name	Indeedly Doodly, LLC
Mailing Address	<u>1514 Hwy 39</u> <u>Chelsea AL 35043</u>	Mailing Address	<u>16688 US 280</u> <u>Chelsea, AL 35043</u>
Property Address	<u>121 Autry Drive</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>August 29, 2025</u>
		Total Purchase Price	<u>\$485,000.00</u>
		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 29, 2025

Print The Estate of Glen Autry Sr. Probate Case No.  
PR-2023-000191, Probate Office Shelby County,  
Alabama

*[Signature]*

Form RT-1