

Send Tax Notice to:

Jack Husted
4795 Highway 11
Pelham, AL 35124

This Instrument Prepared By:

Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-25-7263**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FORTY THOUSAND AND 00/100 (\$40,000.00) and other good and valuable consideration**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned

Sandra Ellison, Personal Representative of Estate of Bobby R. Ellison, Probate Court of Shelby County, Alabama, Case No. PR-2024-001274 (herein referred to as "Grantor," whether one or more), whose mailing address is

PO Box 443, Pelham, AL 35124

by **Jack Husted (herein referred to as "Grantee")**, whose mailing address is

4795 Highway 11, Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **4 Acres in Pelham, Pelham, AL 35124**,

and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF*

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2025 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee, his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 12 day of September 2025.

Estate of Bobby R. Ellison

By: Sandra Ellison
Sandra Ellison, Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Sandra Ellison, Personal Representative**, whose name(s) as **Personal Representative(s)** of **Estate of Bobby R. Ellison**, 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, with full authority on behalf of **Estate of Bobby R. Ellison**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12 day of September, 2025

Cassy L. Dailey
Notary Public

Cassy L. Dailey
Printed Name

My Commission Expires: 05/02/2026

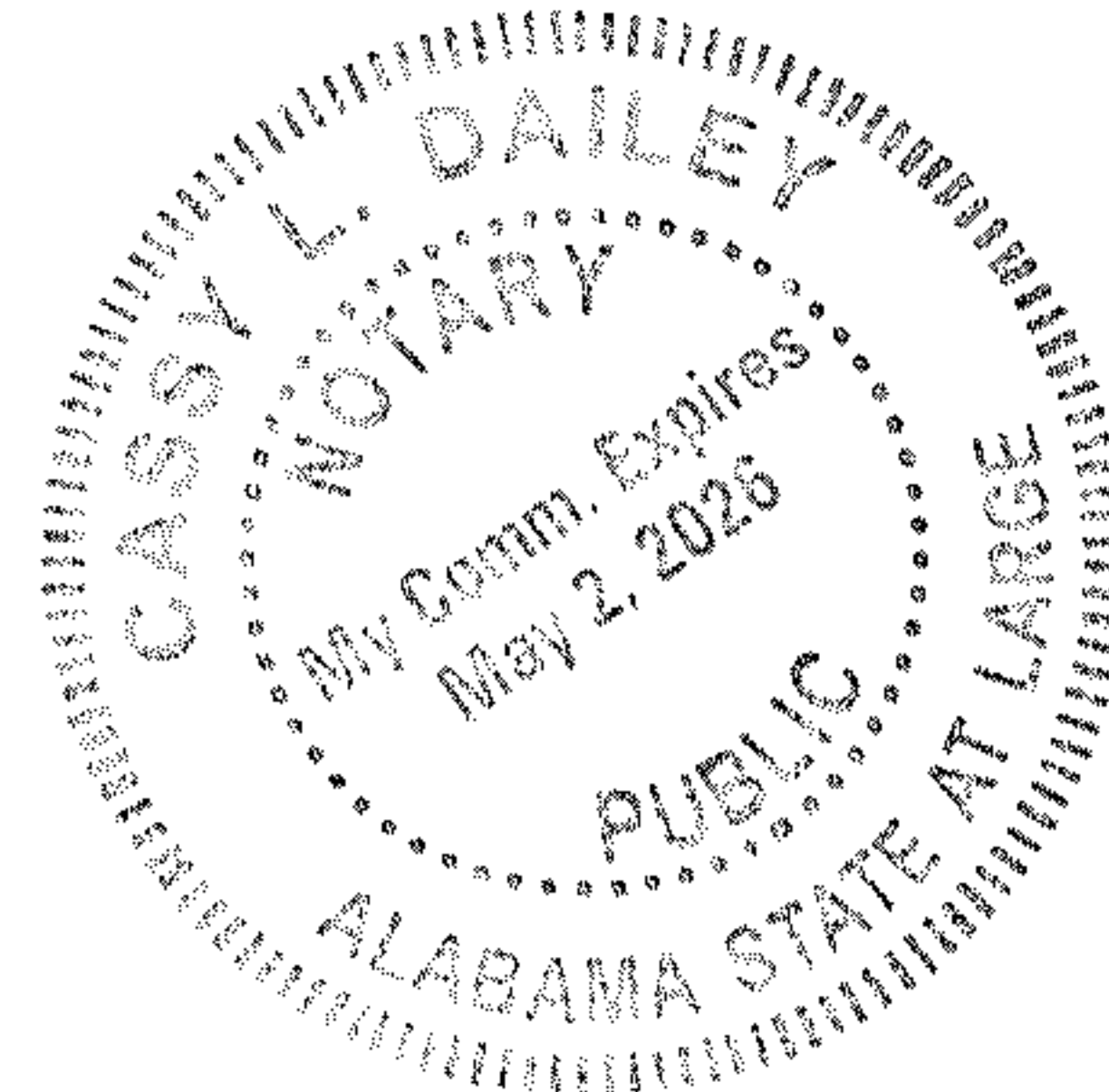


EXHIBIT A

Property 1:

BEGIN at the NE Corner of the NE 1/4 of the SE 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S00°08'20"E a distance of 644.53'; thence S85°50'19"W a distance of 62.09'; thence N01°04'51"W a distance of 169.51'; thence S88°48'15"W a distance of 298.43'; thence N05°48'24"E a distance of 251.99'; thence N02°34'21"E a distance of 248.31'; thence S87°08'30"E a distance of 252.99'; thence S89°42'55"E a distance of 72.62' to the POINT OF BEGINNING.

Said Parcel containing 4.06 acres, more or less.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/16/2025 11:48:50 AM
\$68.00 CHARITY
20250916000283050

Allie S. Bayl