

Send Tax Notice to:
Matthew C. Raley and Taylor C.
Raley
1752 King James Dr.
Alabaster, AL 35007

This Instrument Prepared By:
Sandy F. Johnson
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: PEL-25-8200

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **THREE HUNDRED THIRTY SEVEN THOUSAND AND 00/100 (\$337,000.00)** 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 **Donna Piel, Executor of Estate of James R. Parsons, Jr., deceased, Probate Case No. PR-2025-002479** (herein referred to as "Grantor," whether one or more), whose mailing address is

125 East Avenue, Dadeville, AL 36853

by **Matthew C. Raley and Taylor C. Raley** (herein referred to as "Grantee," whether one or more), whose mailing address is

1752 King James Drive, Alabaster, AL 35007

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **1752 King James Dr., Alabaster, AL 35007**, 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.

\$330,896.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.

James R. Parsons Jr., now deceased on or about May 26, 2025, was the surviving grantee of that certain deed filed in the Probate office of Shelby County at Instrument No. 20041123000643220; Deborah M. Parsons, having predeceased him on or about April 19, 2023.

James R. Parsons, Jr., James A. Parsons, Jr., and James A. Parsons are all one and the same person.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, 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(s), 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(s), 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 19 day of August, 2025

Estate of James R. Parsons, Jr., deceased, Probate Case No. PR-2025-002479

By: Donna Piel
Donna Piel, Executor

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna Piel, Executor**, whose name(s) as **Executor(s) of Estate of James R. Parsons, Jr., deceased, Probate Case No. PR-2025-002479**, 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 James R. Parsons, Jr., deceased, Probate Case No. PR-2025-002479**, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of August, 2025

Sandy F. Johnson
Notary Public
Sandy F. Johnson
Printed Name
My Commission Expires: 01/09/2027

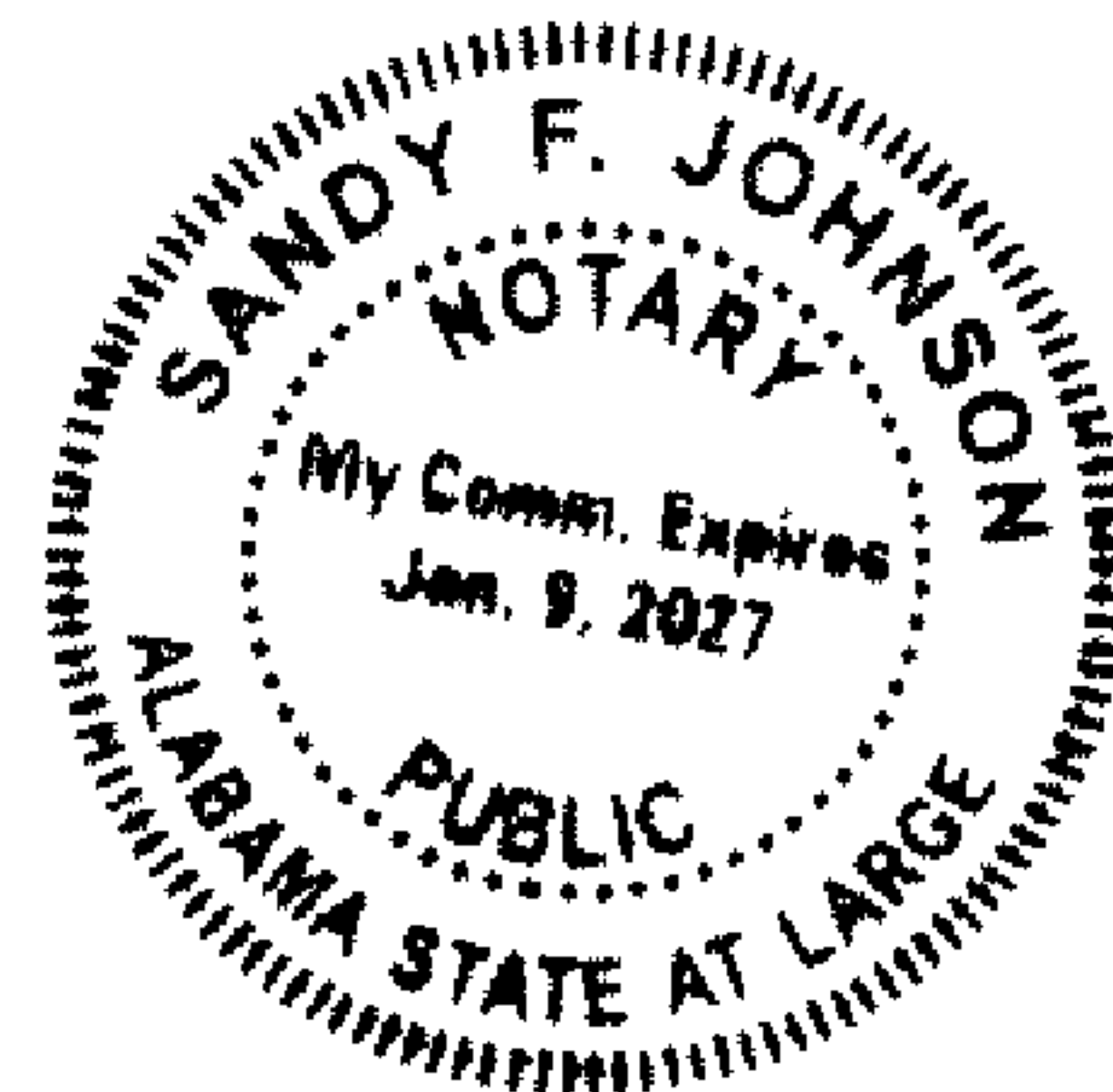


EXHIBIT A

Property 1:

Lot 3, according to the Survey of Kings Meadow, Second Sector, as recorded in Map Book 9, Page 168, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/29/2025 01:08:01 PM
\$36.50 BRITTANI
20250929000297480

Alvin S. Beyle