

**This instrument was prepared by:**  
Matthew Kidd  
Kidd & Company, LLC  
3138 Cahaba Heights Road  
Birmingham, Alabama 35243

**Send Tax Notice To:**  
**Matthew James Olson and Tracy Carol**  
**Schmidt-Carbonie, Trustees of The Matthew**  
**and Tracy Olson Management Trust dated**  
**September 17, 2025**  
**135 Burnham Street**  
**Birmingham, AL35242**

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY)

That in consideration of **NINE HUNDRED FIVE THOUSAND AND 00/100 DOLLARS (\$905,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we,

**Bryan Taylor and Brenda Taylor, a married couple and Ronna Dianne Taylor, an unmarried individual**

(herein referred to as Grantors) do hereby grant, bargain, sell and convey unto,

**Matthew James Olson and Tracy Carol Schmidt-Carbonie, Trustees of The Matthew and Tracy Olson**  
**Management Trust dated September 17, 2025**

(herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

**Lot 22-27, according to the survey of Mt Laurel, Phase III B, Sector 2, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

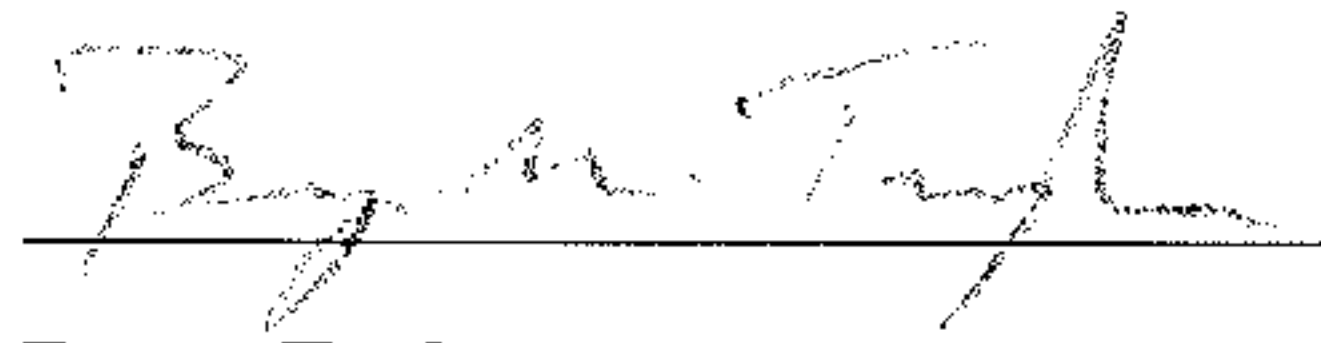
**\$505,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.**

**Note: Ronna Dianne Taylor is one and the same person as Dianne W. Taylor found in the Power of Attorney recorded herewith.**

TO HAVE AND TO HOLD unto the said Grantee his/her heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his/her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and 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, we have hereunto set our hand and seal this 26th day of September, 2025.



**Bryan Taylor**



**Brenda Taylor**

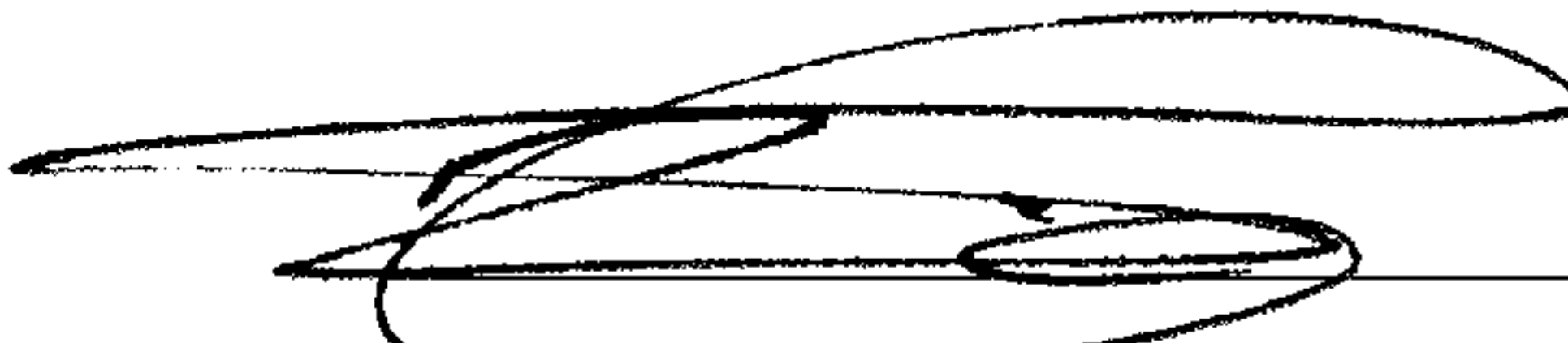


**Ronna Dianne Taylor by Bryan McDaniel Taylor, Attorney-in-Fact**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

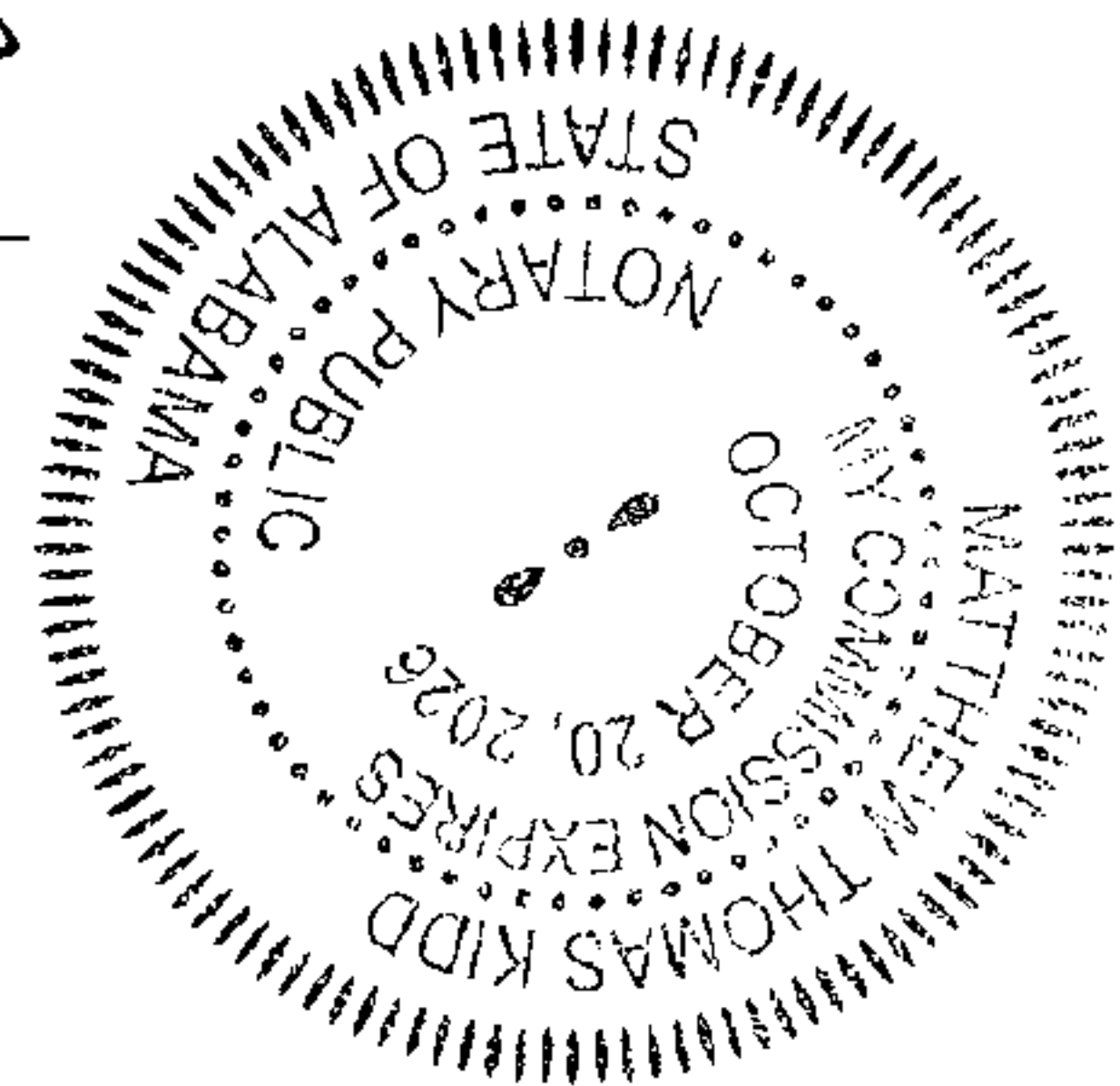
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Bryan Taylor and Brenda Taylor**, whose names are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th day of September, 2025**.

  
Notary Public

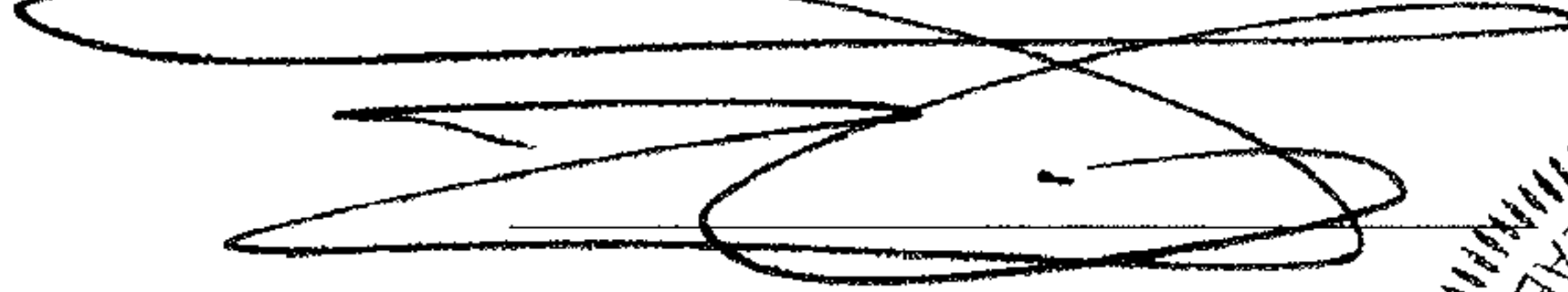
My Commission Expires:

STATE OF ALABAMA  
COUNTY OF JEFFERSON



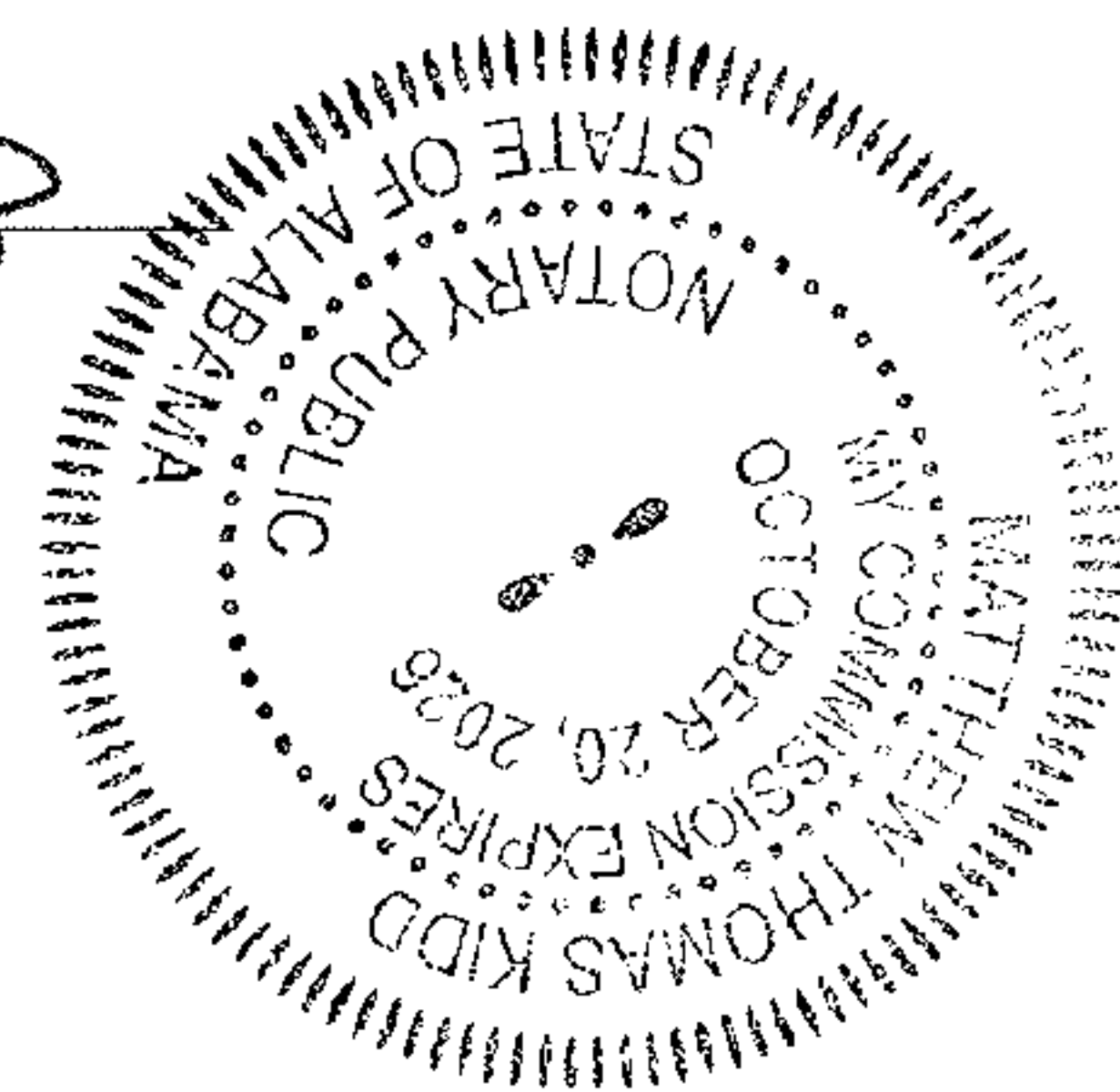
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Ronna Dianne Taylor by Bryan McDaniel Taylor, Attorney-In-Fact**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Attorney-In-Fact and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **26th day of September, 2025**.

  
Notary Public

My Commission Expires:

STATE OF ALABAMA  
COUNTY OF JEFFERSON



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

|                  |   |                         |  |
|------------------|---|-------------------------|--|
| Grantor's Name   | <u>Bryan Taylor and Ronna Dianne Taylor</u> | Grantee's Name          | <u>Matthew James Olson and Tracy Carol</u> |
| Mailing Address  | <u>4100 Kinross Circle</u>                  |                         | <u>Schmidt-Carbonie, Trustees of The</u>   |
|                  | <u>Birmingham, AL 35242</u>                 |                         | <u>Matthew and Tracy Olson Management</u>  |
| Property Address | <u>135 Burnham Street</u>                   |                         | <u>Trust dated September 17, 2025</u>      |
|                  | <u>Birmingham, AL 35242</u>                 | Mailing Address         | <u>135 Burnham Street</u>                  |
|                  |   |                         | <u>Birmingham, AL 35242</u>                |
|                  |   | Date of Sale            | <u>September 26, 2025</u>                  |
|                  |   | Total Purchase Price    | <u>\$\$905,000.00</u>                      |
|                  |   | Or                      |  |
|                  |   | Actual Value            | <u>\$</u>                                  |
|                  |   | Or                      |  |
|                  |   | Assessor's Market Value | <u>\$</u>                                  |

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  
☐ Sales Contract

☐ Appraisal  
☐ 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 or 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 September 26, 2025

Print

Matthew Schmidt

☒ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

**Filed and Recorded**

**Official Public Records**

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

**Clerk**

**Shelby County, AL**

**10/01/2025 08:23:20 AM**

**\$430.00 KELSEY**

**20251001000300050**

**Form RT-1**



*Allen S. Bayal*