

This instrument was prepared by:
Watkins Law Firm LLC
Joshua M Watkins
4000 Eagle Point Corp. Dr.
Birmingham, Alabama 35242

Send Tax Notice To:
Nelly G. Posey
108 Johnson Street
Columbiana, AL 35051

STATE OF ALABAMA)
SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that we, Ronald Gully, Robin Gully Turner, Ginger Gully Lewis, and Jeremy Gully the Grantee's children, together with the Grantee's husband, Robert H. Posey, (collectively, the "Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby grant, bargain, sell, and convey unto NELLY G. POSEY, a married woman, whose address is 108 Johnson Street, Columbiana, Alabama 35051 (hereinafter "Grantee"), the following described real property situated in Shelby County, Alabama, to-wit:

Lots 7 and 8, in Block 1, according to the Map of J.W. Johnston's Subdivision, as recorded in Map Book 3, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

Commonly known as: 108 Johnson Street, Columbiana, AL 35051

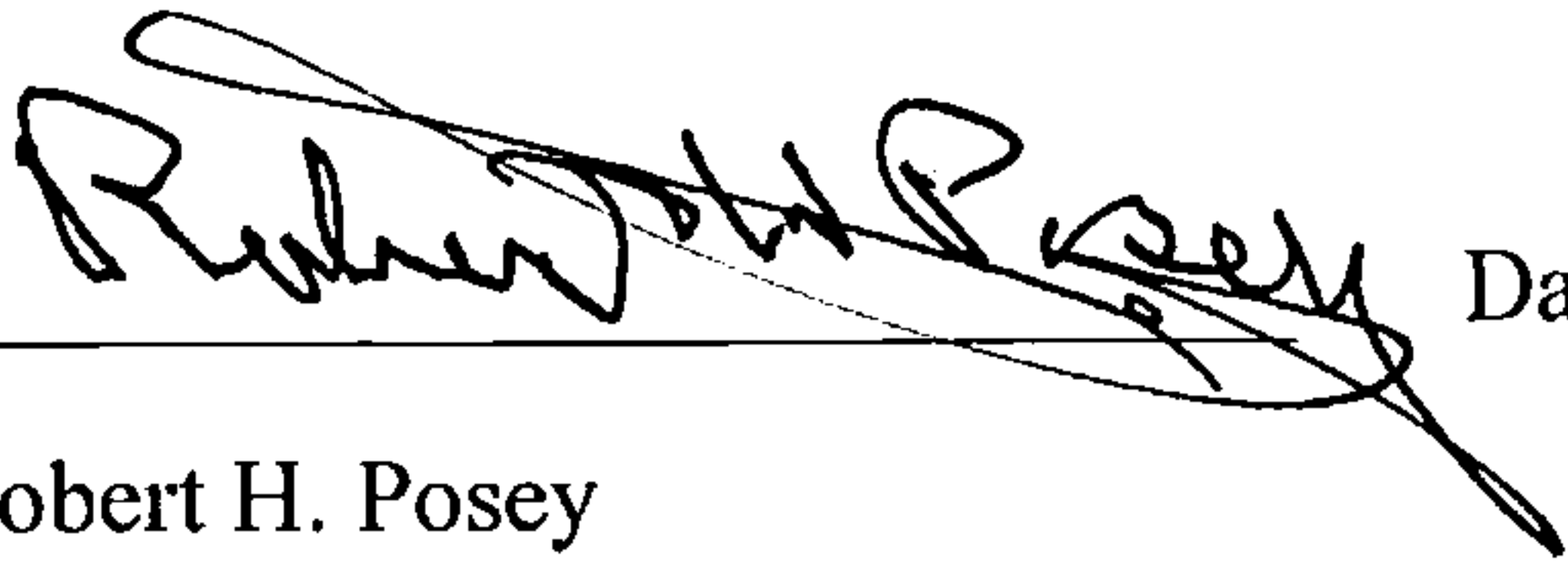
THIS CONVEYANCE IS MADE for the purpose of reversing and superseding that certain Warranty Deed dated on or about February 14, 2022, recorded in the Office of the Judge of Probate of Shelby County, Alabama as Instrument No. 202202160066420, which deed was executed by Robert H. Posey and wife, Nelly G. Posey, to the above-named Children and reserved a life estate to Mr. Posey. Said prior deed was executed and recorded under a misunderstanding and the parties' intent for this conveyance is to correct that misunderstanding and that NELLY G. POSEY shall hold full fee simple title to the above-described property.

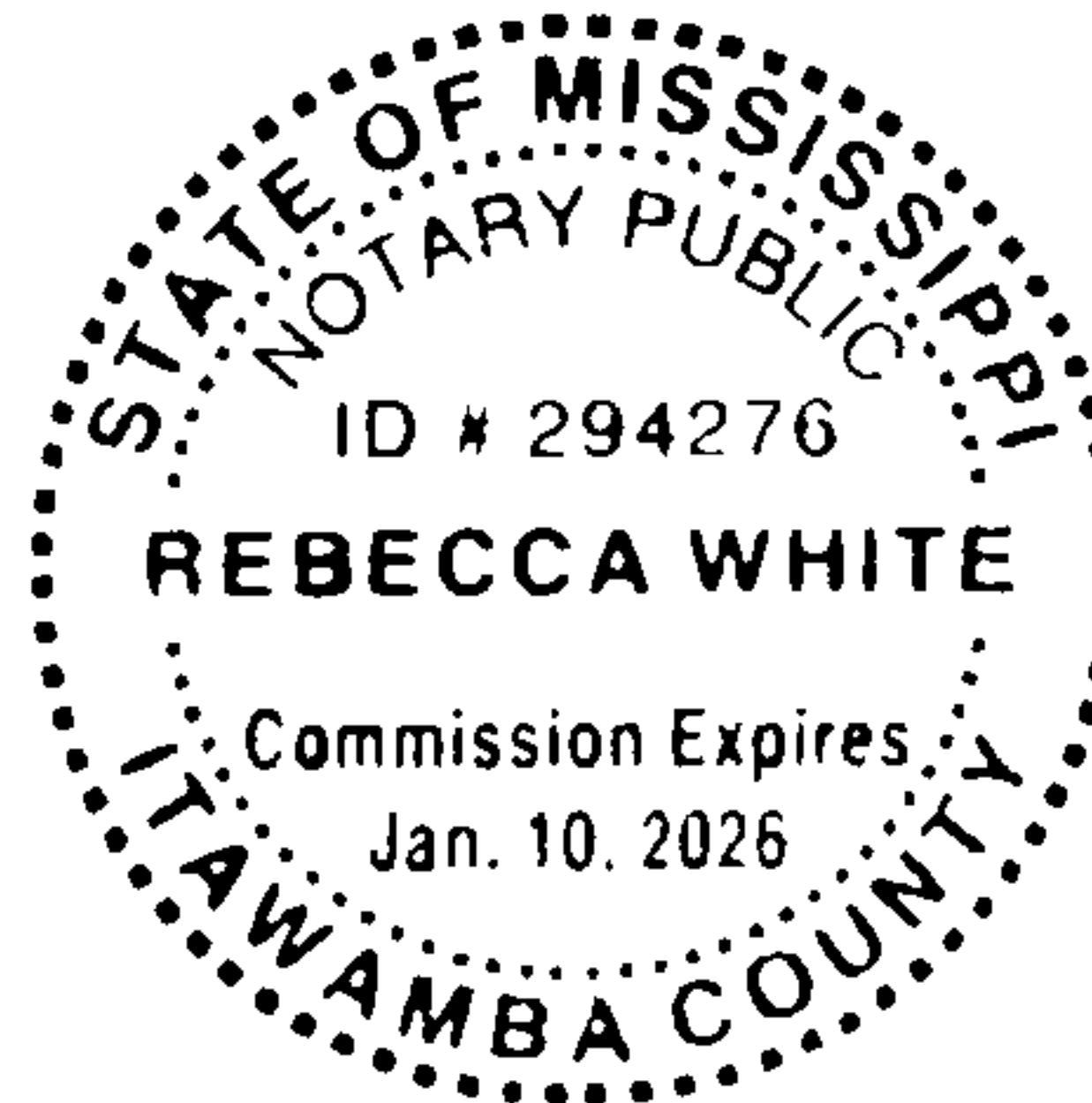
Accordingly, this instrument is intended to vest full fee simple title to NELLY G. POSEY, free and clear of any life estate or remainder interest created by the prior deed.

TO HAVE AND TO HOLD the same unto the said Grantee, her heirs and assigns forever. The Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they have good right to convey the same; that the same are free from all encumbrances; and that they will warrant and defend the same unto the Grantee, her heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this ____ day of _____, 2025.

GRANTOR SIGNATURE(S)

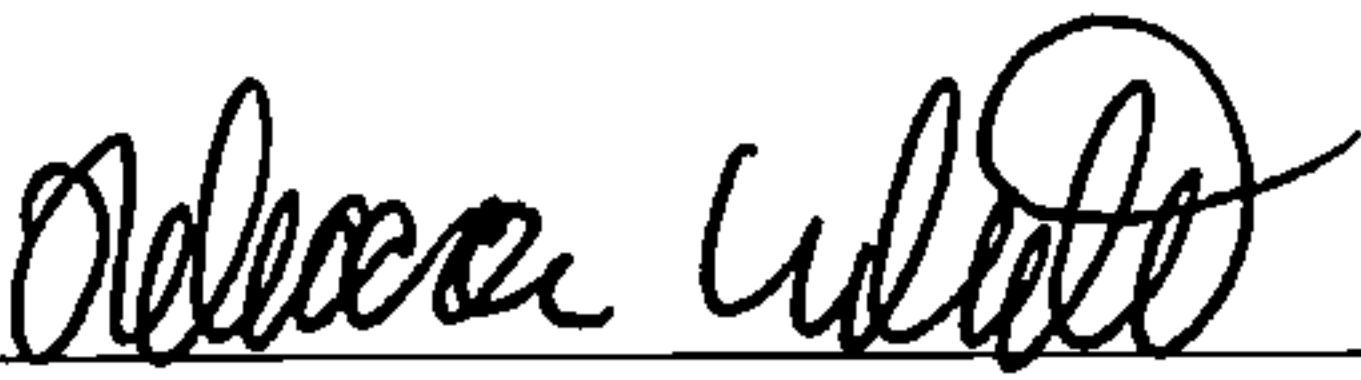
Sign:  Date: 10-1-25
 Robert H. Posey



STATE OF Mississippi)
 COUNTY OF Itawamba)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Robert H. Posey an individual whose name is subscribed to the forgoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1 day of October, 2025.

Notary Public 

My Commission Expires: 1-10-26

Sign: *Ronald Gully* Date: 9-30-2025
Ronald Gully

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Ronald Gully an individual whose name is subscribed to the forgoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of September, 2025.

Notary Public *Lh N. H. H.*

My Commission Expires: 2/10/27



Sign: Robin Gully Turner Date: 9/30/2025
Robin Gully Turner

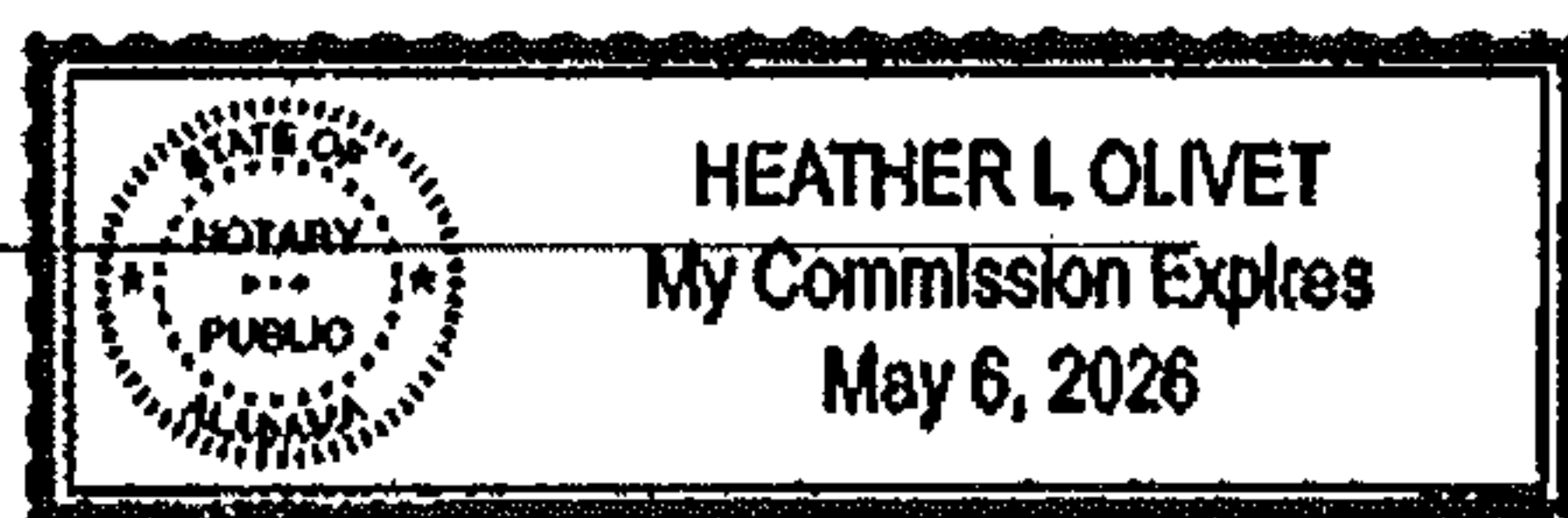
STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Robin Gully Turner an individual whose name is subscribed to the forgoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2025.

Notary Public Heather L. Olivet

My Commission Expires: _____



Sign Ginger Gully Lewis Date: 9/30/2025
Ginger Gully Lewis

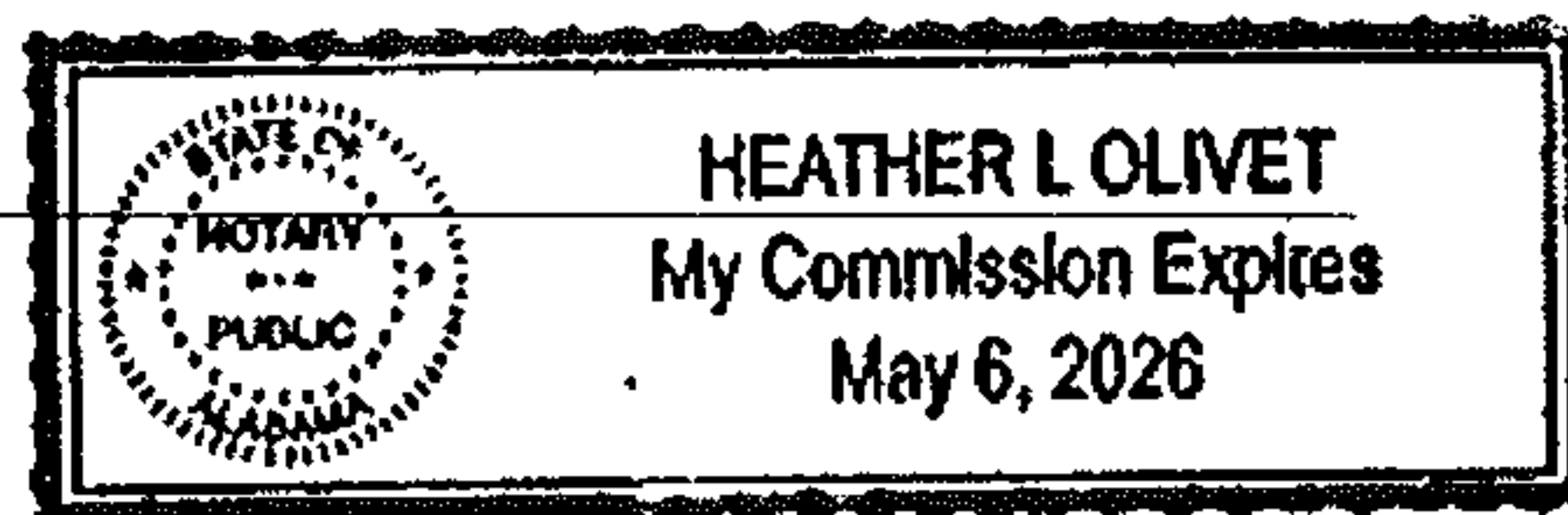
STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Ginger Gully Lewis an individual whose name is subscribed to the forgoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 2025.

Notary Public Heather L. Olivet

My Commission Expires: _____



Sign: Jeremy Gully Date: 9/30/25
Jeremy Gully

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned authority, a notary public in and for said County, in said State, hereby certify that Jeremy Gully an individual whose name is subscribed to the forgoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of September, 2025.

Notary Public Matthew Adam Barrett

My Commission Expires: 5-12-2023

MATTHEW ADAM BARRETT
Notary Public
Alabama State at Large

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

Grantor's Name Ronald N Gully et al
 Mailing Address 2225 Westover Rd
Westover, AL 35147

Grantee's Name NELLY G. POSEY
 Mailing Address 108 Johnson Street
Columbiana, Alabama 35051

Property Address 108 Johnson Street
Columbiana, Alabama 35051

Date of Sale 10/01/2025
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 248,470.00

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
☐ Closing Statement

☐ Appraisal
☒ Other Tax Appraisal

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 10/14/2025

Print Joshua M Watkins

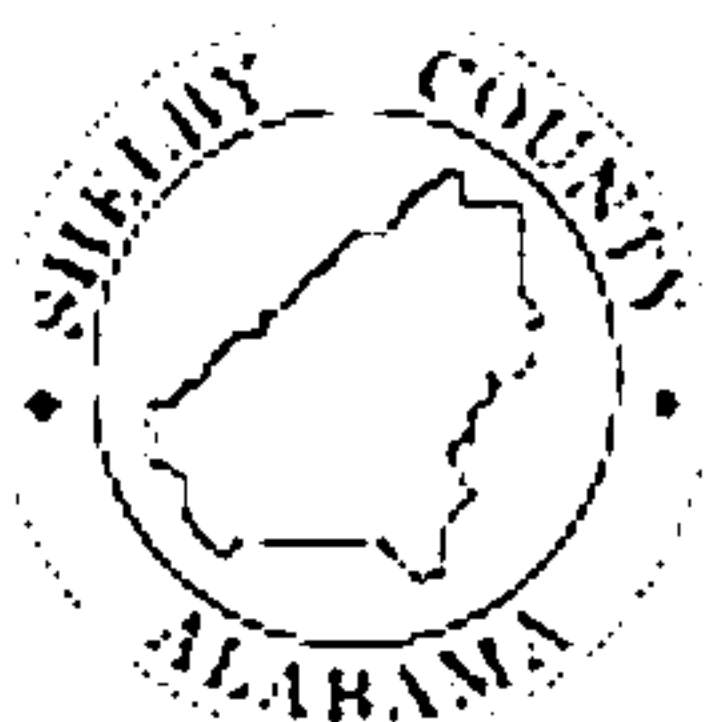
Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/16/2025 01:11:34 PM
\$291.50 JOANN
20251016000318930

Allen S. Bayl