

SEND TAX NOTICE TO:

Kathy Prince
89 Anglers Lane
Shelby, AL 35143

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$425,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Michael Stanley Ellison, Sr. and Cynthia Killingsworth Ellison, husband and wife**, whose address is PO Box 692, Columbiana, AL 35051 (hereinafter "Grantor", whether one or more), by **Kathy Prince**, whose address is 89 Anglers Lane Shelby AL. 35143 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Kathy Prince**, the following described real estate situated in Shelby County, Alabama, the address of which is 89 Anglers Lane, Shelby, AL 35143 to-wit:

COMMENCE AT THE NW CORNER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA; THENCE N 90°00'00" E, A DISTANCE OF 281.40'; THENCE S 43°15'55" E, A DISTANCE OF 405.44' TO THE POINT OF BEGINNING; THENCE ALONG A CHORD BEARING S 70°45'17" E, A DISTANCE OF 96.44'; THENCE N 45°00'26" E, A DISTANCE OF 362.46'; THENCE N 45° 14'23" E, A DISTANCE OF 199.84'; THENCE N 44°34'52" W, A DISTANCE OF 48.00'; THENCE S 48° 45'40" W, A DISTANCE OF 605.86 TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING EASEMENTS:

EASEMENT #1 COMMENCE AT THE NW CORNER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA; THENCE N 90°00'00" E, A DISTANCE OF 896.07' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 81.94'; THENCE S 45°11'16" W, A DISTANCE OF 28.32'; THENCE N 90°00'00" W A DISTANCE OF 84.62'; THENCE N 48°45'40" E. A DISTANCE OF 30.28' TO THE POINT OF BEGINNING.

EASEMENT #2 COMMENCE AT THE NW CORNER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA; THENCE N 90°00'00" E, A DISTANCE OF 896.07'; THENCE N 48°45'40" E, A DISTANCE OF 116.03' TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 20.50'; THENCE S 28°35'31" E, A DISTANCE OF 51.35'; THENCE S 45°14'23" W, A DISTANCE OF 20.82'; THENCE N 28°35'31" W, A DISTANCE OF 52.66' TO THE POINT OF BEGINNING.

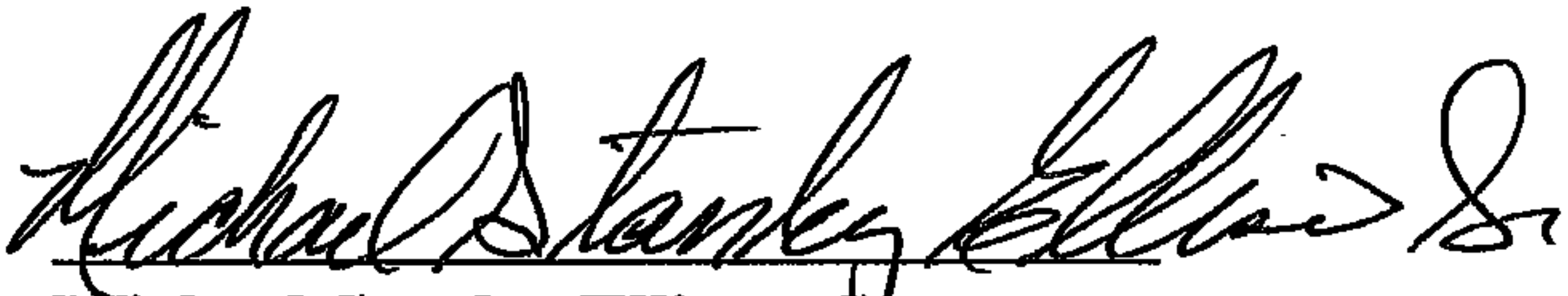
**AND ALSO INCLUDING EASEMENTS AS DESCRIBED IN INSTRUMENT
#20160620000213900.**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$0.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 7th day of November, 2025.

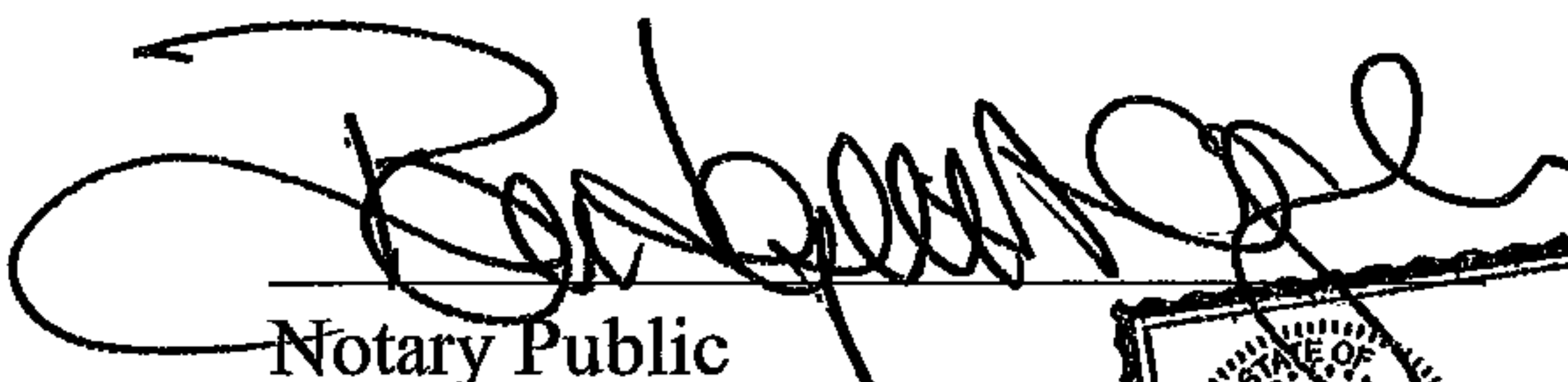

Michael Stanley Ellison, Sr.


Cynthia Killingsworth Ellison

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Michael Stanley Ellison, Sr. and Cynthia Killingsworth Ellison whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of November, 2025.


Notary Public
My Commission Expires: 

File No.: PEL-19603

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/07/2025 11:00:08 AM
\$450.00 BRITTANI
20251107000343340

Patricia S. Bayl