

SEND TAX NOTICE TO:

Jason Huntsman
6025 Highway 51
Wilsonville, AL 35186

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 **SEVEN HUNDRED THOUSAND AND 00/100 (\$700,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jessica Brashier and Brent Brashier, a married couple**, whose address is 191 Foxwood Trail, Dadeville, AL 36853, (hereinafter "Grantor", whether one or more), by **Jason Huntsman**, whose address is 6025 Highway 51, Wilsonville, AL 35186, (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 **Jason Huntsman**, the following described real estate situated in Shelby County, Alabama, **the address of which is 6025 Highway 51, Wilsonville, AL 35186 to-wit:**

A parcel of land situated in Section 5, Township 29 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Begin at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and run in a Northerly direction along the West line of said 1/4 - 1/4 section a distance of 238.85 feet to a point; thence turn an interior angle of 136 deg. 47 min. 00 sec. and run to the right in a Northeasterly direction a distance of 354.93 feet to a point; thence turn an interior angle of 132 deg. 33 min. 00 sec. and run to the right in an Easterly direction a distance of 727.50 feet to a point on the Westerly right of way line of a county road; thence turn an interior angle of 106 deg. 10 min. 00 sec. and run to the right in a Southerly direction along the Westerly right of way line of said county road a distance of 516.46 feet to a point on the South line of NW 1/4 of the NE 1/4 of Section 5; thence turn an interior angle of 74 deg. 03 min. 30 sec. and run to the right in a Westerly direction along the South line of said 1/4 - 1/4 section a distance of 1108.53 feet to the point of beginning, situated in Shelby County, Alabama.

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.

Jessica Brashier is one and the same as Jessica F. McCall, Grantee in that deed recorded in Instrument No. 20210802000371690, on August 2, 2021, in the probate office of Shelby County Alabama.

Subject to a third-party mortgage in the amount of \$665,000.00 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 17th day of November, 2025.


Jessica Brashier

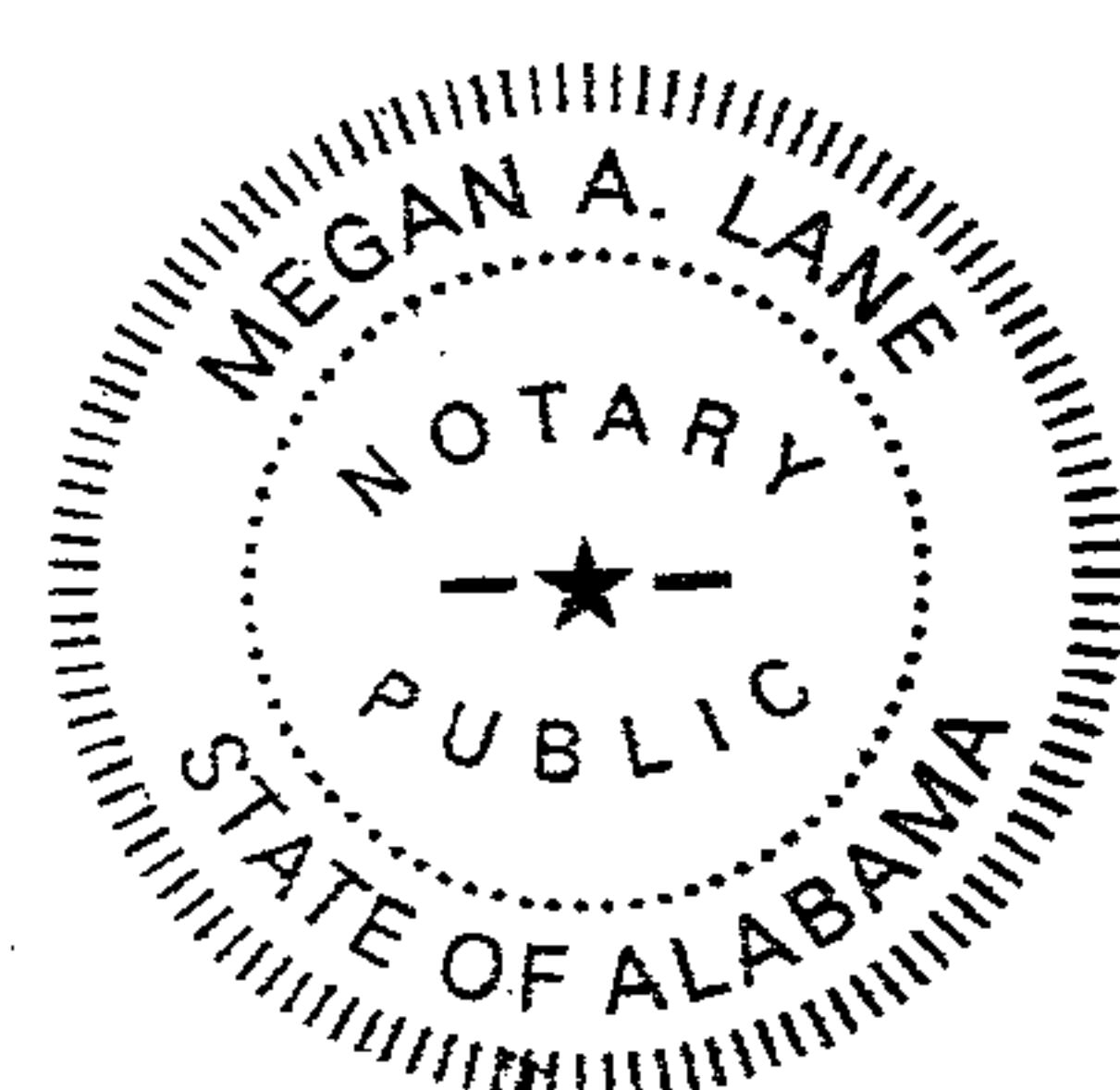
Brent Brashier

STATE OF Alabama
COUNTY OF Tallapoosa

I, the undersigned Notary Public in and for said County and State, hereby certify that Jessica Brashier and Brent Brashier whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2025.

Megan A. Lane
Notary Public
My Commission Expires: 08/30/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/26/2025 08:37:19 AM
\$61.00 KELSEY
20251126000363130



Allie S. Bayl