

THIS INSTRUMENT PREPARED BY:
PLEASE RECORD AND RETURN TO:
Michael Cooke, Esq.
McMichael & Gray, P.C.
600 Boulevard South SW, Suite 308
Huntsville, Alabama 35802
HUN-AL-250847-CON (DM)

PLEASE SEND TAX NOTICE TO:
TYLER BOYLE
446 Forest Lakes Drive
Sterrett, AL 35147

STATE OF ALABAMA

COUNTY OF SHELBY

GENERAL WARRANTY DEED

THIS CONVEYANCE made and entered into on this the 12th day of December 2025, by and between **RICHARD EVANSON AND TYLER BOYLE**, as the Grantors, and **TYLER BOYLE**, an unmarried man, as the Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of One Hundred Fifty-Five Thousand Seven Hundred and No/100 Dollars (\$155,700.00) to it, cash in hand paid this day by said Grantee, the receipt of which is acknowledged, and other good and valuable consideration, have this day given, granted, bargained, sold, conveyed and confirmed unto the said Grantee, its successors and assigns, the following described real estate lying and situated in the County of Marshall, State of Alabama, particularly described as follows (the "Property"):

See Exhibit "A" attached hereto and incorporated herein by reference.

Grantors warrant that the above described property does not constitute their homestead under the laws of the State of Alabama.

SUBJECT TO ad valorem taxes for the current year, which are not yet due and payable, all drainage, setback lines and zoning; building, utility restrictions and easements; rights of way of record and zoning ordinances, laws and recorded restrictions, and any matters that would be reflected in a current accurate survey of the property (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property described above, together with all and singular the rights, privileges, tenements, hereditaments, appurtenances, and improvements thereunto belonging or in anywise appertaining unto the Grantee and unto its successors and assigns forever.

AND the said Grantors do for themselves, heirs, and assigns, covenant with the said

that the same is free from all encumbrances, subject to and except for those Permitted Exceptions; that Grantors have a good right to sell and convey the same as aforesaid; that they will forever warrant and defend the same to the said Grantee, its successors and assigns, forever, against the lawful claims of all persons, except as aforesaid.

IN WITNESS WHEREOF, the said Grantors hereunto sets their hands and seals on the day and year first written.

GRANTORS:

Richard L. Evanson
Richard Evanson

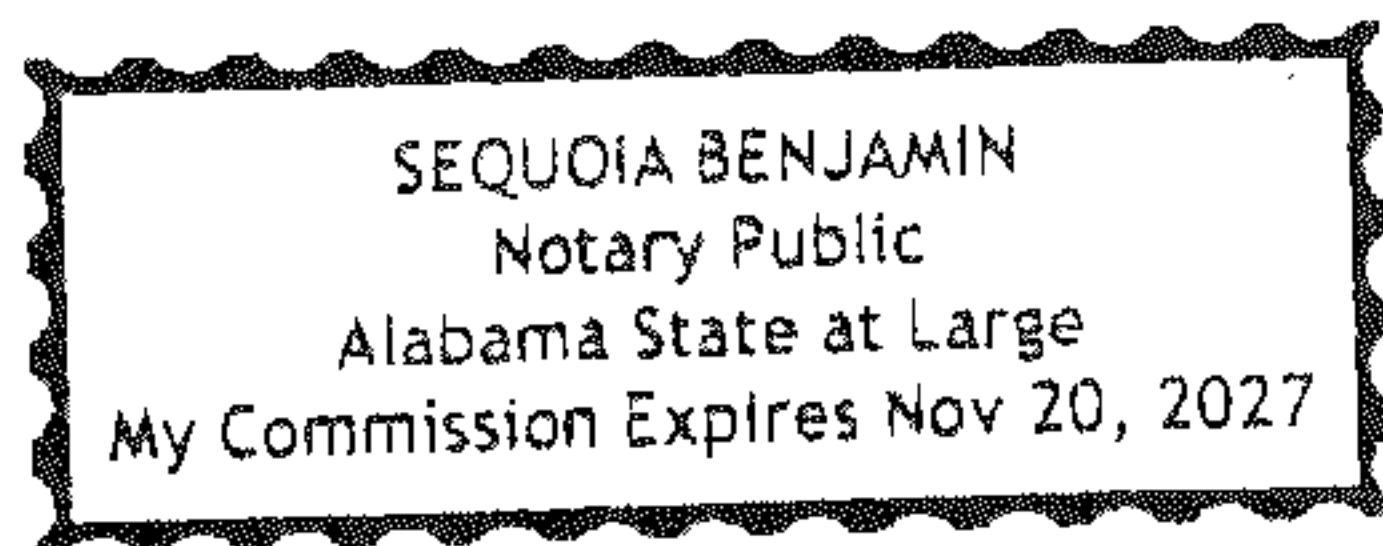
TJ Boyle
Tyler Boyle

STATE OF ALABAMA

COUNTY OF ~~MADISON~~ *Shelby*

I, the undersigned Notary Public, in and for said County in said State, hereby certify that, Richard Evanson and Tyler Boyle, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of such instrument, they, as such individuals, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December 2025.



Sequoia Benjamin
Notary Public
My Commission Expires: *11/20/2027*

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor's Address: 446 Forest Lakes Drive, Sterrett, AL 35147
Grantee's Address: 446 Forest Lakes Drive, Sterrett, AL 35147
Property Address: 9500 Chelsea Road, Columbiana, Shelby County, Alabama 35051
Property Value: \$155,700.00

EXHIBIT "A"

Legal Description

Begin at the southeast corner of the SW 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 1 West, and run west along south line of said 1/4-1/4 section 1130.25 feet to a point on the southeasterly right of way line of the Chelsea to Columbiana Road; thence to the right (along the arc of a curve to the right having a radius of 1100.0 feet) and run northeasterly along the southeasterly right of way of said road 534.17 feet to a point; thence to the right and run in a southeasterly direction 942.07 feet to a point on the east line of said 1/4-1/4 section; thence an angle to the right of 65 degrees 00 minutes and run south 46.0 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/17/2025 09:14:39 AM
\$184.00 BRITTANI
20251217000385330**

Allie S. Bayl