

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Carla D. Hill
321 Farmingdale Lane
Harpersville, AL 35078

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS**

That in consideration of **TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$260,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged, we,

Jason Kimbrell and Mary Margaret Kimbrell, husband and wife

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Carla D. Hill, Trustee of Carla's Trust, a sub-trust under the Katherine D. Whitehurst Management Trust dated April 10, 2015

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

Lot 63, according to the Survey of Farmingdale Estates, Sector Four, as recorded in Map Book 39, Page 120, in the Probate Office of Shelby County, Alabama.

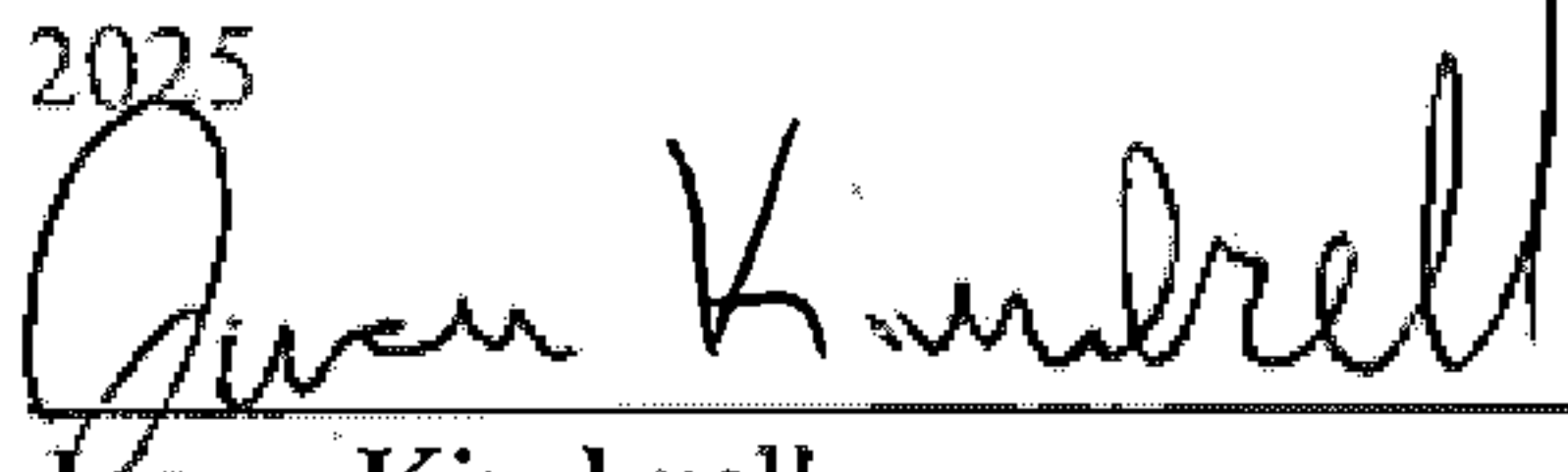
Mary Margaret Kimbrell executes this deed solely in compliance with Alabama Code Section 6-10-3 and does not provide any warranty of title

- Subject to: (1) 2026 ad valorem taxes not yet due and payable;
- (2) all mineral and mining rights not owned by the Grantor; and
- (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

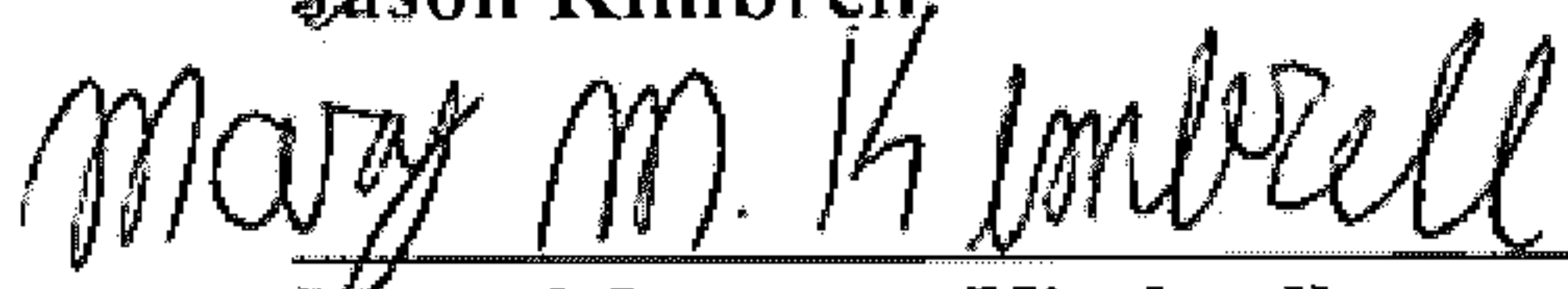
TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

And I do for myself and for my heirs, executors, and administrators covenant with Grantee, its heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 15th day of December,

2025


Jason Kimbrell, (SEAL)




Mary Margaret Kimbrell (SEAL)

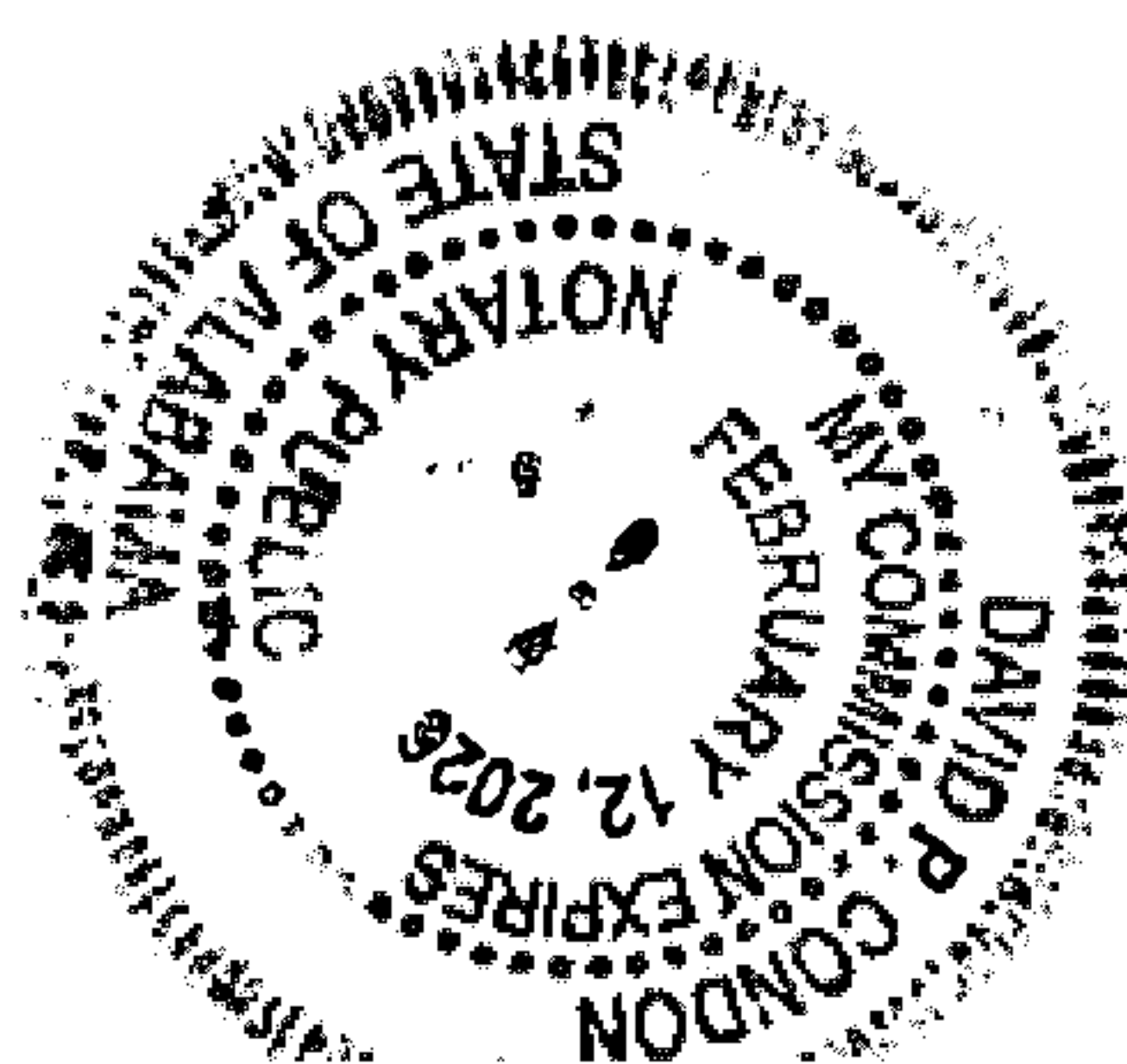
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that Jason Kimbrell and Mary Margaret Kimbrell 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 15th day of December, 2025.



Notary Public: David P. Condon
My Commission Expires: 02.12.2026



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jason Kimbrell	Grantee's Name	Carla D. Hill, Trustee of Carla's Trust, a sub trust under the Katherine D. Whitehurst Management Trust
Mailing Address	1440 Laurens Street Birmingham, AL 35242	Mailing Address	321 Farmingdale Lane Harpersville, Alabama 35078
Property Address	321 Farmingdale Lane Harpersville, AL 35078	Date of Sale	12/15/2025
		Total Purchase Price	\$260,000.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input type="checkbox"/> 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 12/15/25

Print David Clayton

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested _____
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/22/2025 11:54:08 AM
\$286.00 JOANN
20251222000390920

Form RT-1

Allie S. Boyd