

AFTER RECORDING RETURN TO:

Timios, Inc.
5716 Corsa Avenue, Suite 102
Westlake Village, CA 91362
File No. 2603687

MAIL TAX STATEMENTS TO:

RANDALL KIRBY
91 Howard Branch Road
Sterrett, AL 35147

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: 05 3 05 0 001 007.001

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

THIS DEED made and entered into on this 24 day of DEC, 2025, by and between **ANITA HUMPHREY, single and RANDALL KIRBY, single**, residing at 91 Howard Branch Road, Sterrett, AL 35147 hereinafter referred to as Grantor(s) and **RANDALL KIRBY, single**, residing at 91 Howard Branch Road, Sterrett, AL 35147, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of Zero and 00/100 (\$0.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Shelby County, Alabama:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Property commonly known as: 91 Howard Branch Road, Sterrett, AL 35147

BEING THE SAME PROPERTY CONVEYED TO ANITA HUMPHREY AND RANDALL KIRBY BY DEED FROM ROBIN HORN, A SINGLE WOMAN, AND LARRY MCCUTCHEON, A SINGLE MAN RECORDED 12/21/2006 IN DEED INSTRUMENT NO. 2006122100062179, IN THE PROBATE JUDGE'S OFFICE FOR SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 24 day of DEC, 2025.

Anita Humphrey
ANITA HUMPHREY

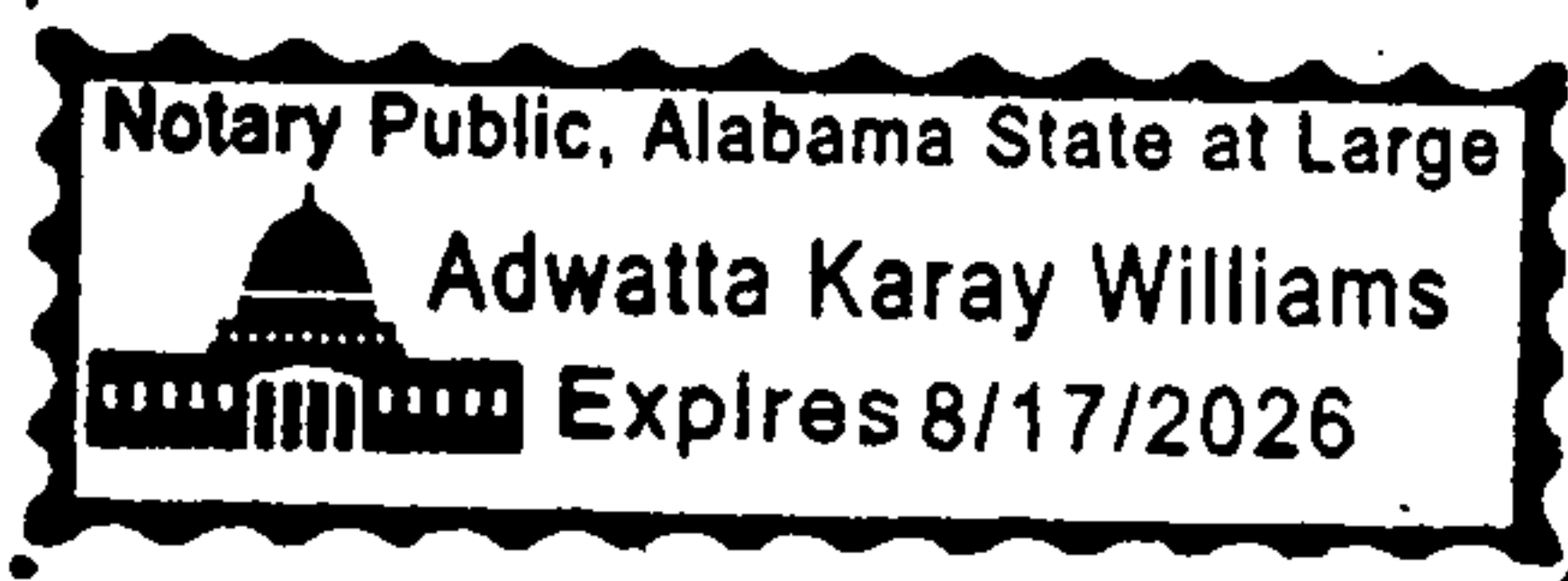
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **ANITA HUMPHREY** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 24 day of December, 2025.

[Signature]
NOTARY PUBLIC

My commission expires: 8/17/2026



IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 24 day of DEC, 2025.

Randall Kirby
RANDALL KIRBY

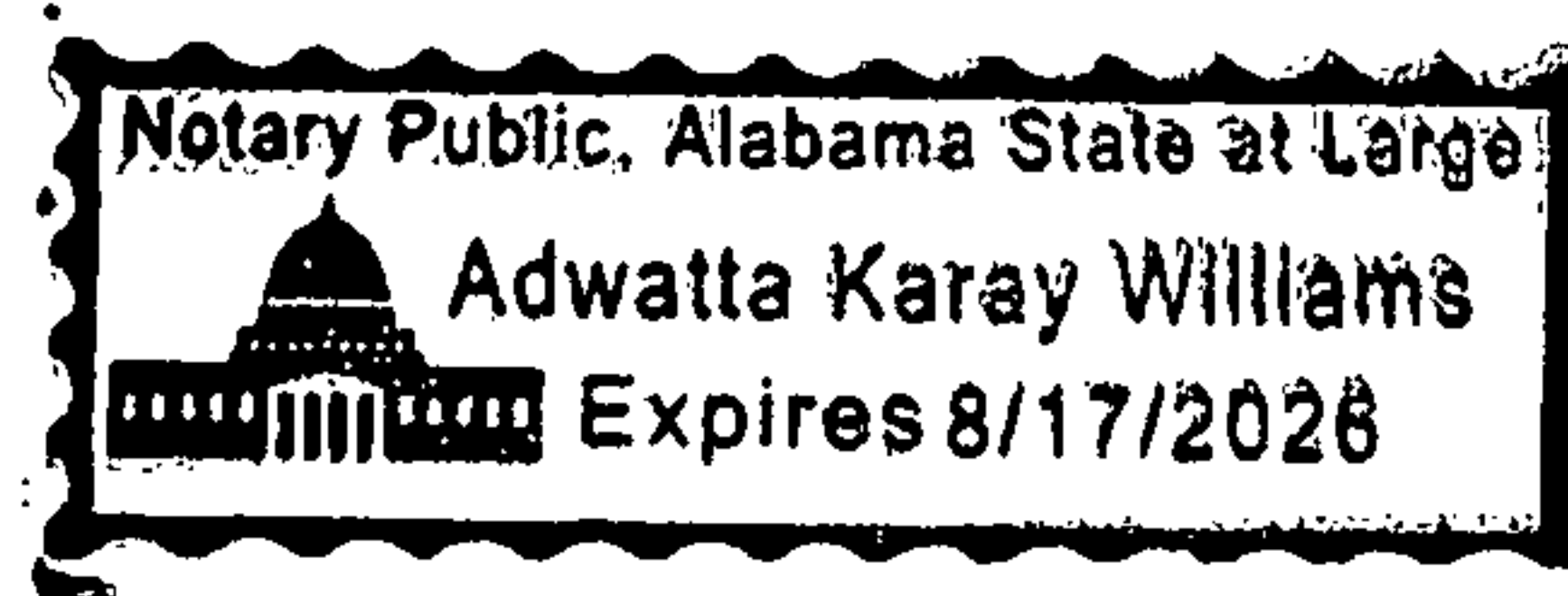
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County and State, hereby certify that **RANDALL KIRBY** whose name(s) is/are signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, she/he/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 24 day of December, 2025.

[Signature]
NOTARY PUBLIC

My commission expires: 8/17/2026



No title exam performed by the preparer. Legal description and party's names provided by the party.



EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY TO WIT:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 18, RANGE 2 EAST; THENCE SOUTH ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 130 YARDS TO POINT OF BEGINNING; THENCE CONTINUE SOUTH ALONG EAST LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 140 YARDS TO A STAKE; THENCE WEST FOR A DISTANCE OF 35 YARDS TO A STAKE; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER-QUARTER SECTION TO POINT WHERE SAID LINE INTERSECTS THE SOUTH LINE OF GLOVER COSPER PROPERTY; THENCE IN A NORTHEAST DIRECTION ALONG COSPER LANDS FOR A DISTANCE OF APPROXIMATELY 35 YARDS TO POINT OF BEGINNING, BEING SITUATED IN THE NORTHEAST QUARTER OF SOUTHEAST QUARTER, SECTION 5, TOWNSHIP 18, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

PARCEL ID: 05 3 05 0 001 007.001

Property Commonly Known As: 91 Howard Branch Road, Sterrett, AL 35147

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

Grantor's Name	ANITA HUMPHREY and RANDALL KIRBY	Grantee's Name	RANDALL KIRBY
Mailing Address	91 Howard Branch Road Sterrett, AL 35147	Mailing Address	91 Howard Branch Road Sterrett, AL 35147
Property Address	91 Howard Branch Road Sterrett, AL 35147	Date of Sale	12/24/2025
		Total Purchase Price	\$0.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 121690.00

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
 ☐ Appraisal
☐ Sales Contract
 ☐ Other
☐ 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 12-24-25Print RANDALL KIRBY Anita Humphrey

Filed and Recorded
 Official Public Records
 attested Judge of Probate, Shelby County Alabama, County Clerk
 (verified by)

Sign Randall Kirby Anita Humphrey
 (Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL
 01/05/2026 10:43:17 AM
 \$156.00 JOANN
 20260105000002570

Form RT-1

Alli S. Bayl

